



# Meadow Vista Community Plan

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May, 1996

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## I. Purpose of the Community Plan

The Meadow Vista Community Plan (MVCP), in combination with the Placer County General Plan, is the official statement of Placer County setting forth goals, policies, assumptions, guidelines, standards and implementation measures that will guide the physical, social and economic development of the Meadow Vista area to at least the year 2010. The Plan will provide overall direction for future growth within Meadow Vista.

The Plan expresses a vision of the future of the community and directions for growth so that Meadow Vista can continue to flourish as a community where people and the natural environment exist in harmony.

The Community Plan, in combination with the Placer County General Plan, satisfies the requirements of the California Planning and Zoning law. The following elements are included either by reference or inclusion herein: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. Optional elements such as Recreation, Public Services, and Community Design are also included due to their importance to the MVCP area.

The MVCP includes the goals, policies, standards, implementation programs, quantified objectives, the Land Use Diagram, and the Circulation Plan Diagram which together constitute Placer County's formal policies for land use, development, and environmental

quality. The following definitions describe the nature of the statements of goals, policies, standards, and implementation programs.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** A specific statement in text or diagram guiding action and implying clear commitment.

**Standard:** A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

**Implementation Program:** An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for accomplishment.

## II. DESCRIPTION OF THE PLAN AREA

The MVCP area possess a rich and diverse past beginning with its first inhabitants, the Nisenan Maidu, a Native American people whose migration range included this foothill country as well as portions of the Sacramento Valley and the Sierra Nevada high country. The Nisenan Maidu lifestyle was based upon hunting and gathering from rich natural resources which included abundant game animals, fish, fowl, fruits, berries, and acorns. They established many villages in the foothills, moving among them in seasonal migrations based upon the weather and the process of gathering food and other necessities.

In the 1850s pioneer settlers established homesteads in the area. These ranches established an economy based on cattle ranching and subsistence farming of hogs, sheep, horses, chickens, crops of hay, and vegetables. This economy continued into the 20th century. Logging was also active during the late 19th and early 20th centuries and resorts such as the Oak Resort, the Walmond Resort and Pinecrest Resorts also flourished during this period.

In 1919 a lending library was started and in 1922 a one-room schoolhouse was erected by citizens. Electricity was established for the area's slowly growing population in 1928. Combie Lake, first known as Lake Van Giesen, was created in 1927-30 by the Nevada Irrigation District. The volunteer fire department was organized in 1948.

People came to live in the foothills in increasing numbers during the 1940s and 50s. Real estate subdivision was active and Meadow Vista took its name from one of these ventures.

Population grew even more rapidly during the 1960s and 70s, when the now-familiar pattern of commuting to work in the greater Sacramento area became established.

## Figure Intro-1 - Vicinity Map

### Meadow Vista Community Plan

1995

The MVCP study area is comprised of approximately 7000 acres located in the Placer County foothills approximately seven miles northeast of the City of Auburn. In 1990, the estimated population of the Plan area was 4087. The Plan boundaries include the Bear River to the northwest, the Naturewood subdivision to the north, the Meadow Gate Road area to the east, and the I-80 Meadow Vista-Clipper Gap interchange and the old Marty Ranch to the south (see vicinity map preceding page).

The MVCP area is typified by rolling hills and meadows, as well as pine and oak woodlands. The area's elevation ranges from 1650' to 2050'. Land uses in the study area are predominately rural residential with notable exceptions; the Chevreaux rock quarry located on the Bear River at the northern end of the Plan area; a large agricultural area also at the northern end of the Plan area; an undeveloped highway services district located at the I-80/Meadow Vista-Clipper Gap interchange, and; the limited commercial services district and institutional uses in the center of the community.

The Plan area is within close proximity to Interstate-80 and therefore provides an attractive, convenient residential community for commuters whose places of employment are to the west (Auburn, South Placer County, and the Sacramento Metropolitan region). The Plan area is also situated within easy reach of major recreation resources such as the American River Canyons, Sierra Nevada Mountains, and the Lake Tahoe area.

Services to the area are provided by the Meadow Vista County Water District, Midway Heights County Water District, Placer County Water Agency, the Placer Hills Fire Protection District, the Placer County Sheriff's Department, and the Auburn Park and Recreation District. All of the Plan area is served by on-site sewage disposal systems and many private water wells exist in the area.

Significant riparian habitat in the Plan area is located along Orr and Wooley Creeks, as well as along a number of intermittent streams located throughout the Plan area. A large portion of the Plan area drains to Combie Lake on the Bear River which the Nevada Irrigation District utilizes for raw water storage.



### III. THE PLANNING PROCESS

#### 1. Previous Planning Efforts

During the 1940s and 50s when Meadow Vista began to develop, there was essentially no zoning in either this area or any other area of the County. People moved to Meadow Vista for the rural atmosphere and the beauty and peacefulness of the area. Land was inexpensive and the population of the County was small.

The character of the community was formed during this period. While some smaller parcels were created, the majority of parcels were one acre or larger. The focus was not how many houses per acre could be developed, but rather how many acres comprised each house site.

What exists today is a random assortment of different size parcels with residential structures ranging from very modest cabin-like structures to large, luxurious residences. This is what gives the Meadow Vista area its charm. When viewed as a whole, the existing land use pattern displays a harmony and sense of community.

In 1957 the County adopted an "emergency ordinance applying certain regulations to the use of land." Minimum residential lot sizes were based on public or private water sources and public or private sewage disposal (sewer or septic). Residential parcels served with public water and private sewer facilities were required to be a minimum of 10,000 sq. ft. exclusive of public easements and rights-of-way. Residential parcels served with private water and private sewer facilities were required to be a minimum of 20,000 sq. ft. Because much of Meadow Vista is served by public water and private sewer facilities (septic systems), a minimum residential parcel size of 10,000 sq. ft. (less than 1/4 acre) was allowed.

By 1960 houses were being built on small (1/3 acre) parcels. While consistent with the County's emergency land use regulations, they were not consistent with the desired land use in the Meadow Vista area. Community residents realized that without more appropriate land use regulation the creation of small lot sizes could spread throughout the community, destroying its rural character.

A petition to impose one acre minimum zoning in the area was circulated by community members. It was presented to the County and the zoning proposal was adopted by the Board of Supervisors in February 1961. The following excerpt from a letter prepared by the Planning Commission to the Board of Supervisors in January 1961 demonstrates that

this was a grass roots effort by the community:

"There have been several well attended meetings of local residents held in both areas (Bowman is the other area) to discuss and vote on this proposal which has been initiated completely by local residents and property owners. Petitions requesting the above action from a large majority of property owners are also on file."

Thus began a pattern of community advocacy and involvement aimed at maintaining Meadow Vista's rural character, which continues today.

The adoption of this amendment to the 1957 emergency land use regulation was only an "emergency measure," requiring the eventual adoption of permanent precise zoning. In 1963 the first official "zoning" of the County occurred in Meadow Vista and resulted in the entire area being zoned for 40,000 sq. ft. minimum parcel sizes.

In the early 1970's the Meadow Vista-West Applegate General Plan was developed. For the first time residents were able to focus on the area as a cohesive community and set goals and priorities for the future. This Plan was proposed by local citizen groups who also did much of the actual work on the document. Again community advocacy served to protect and improve the area.

The Plan was adopted in 1974 and laid the foundation for future development and land use. It was obvious to the framers of the Plan that the existing blanket of 40,000 sq. ft. zoning would not work if the rural environment was to be preserved. Consequently, the majority of the Plan area was rezoned; only 14% of the total area retained the 40,000 sq. ft. minimum lot size. This area is concentrated in the central, most developed portion of the Plan area. Surrounding this are lower density uses including Rural Residential-one to 2.3 acre minimum, Rural Estate-4.6 acre minimum, and other appropriate designations including agricultural, recreation, open space, and some industrial.

Under the 1974 General Plan, significant land development has taken place in Meadow Vista. The majority of this has been accomplished by minor land divisions (4 or fewer parcels). There have been six small subdivisions, the largest being 46 lots. One large development project in the Plan area is the Winchester Planned Unit Development consisting of 409 residential units, an 18-hole championship golf course, a golf club, a swim and tennis facility, 10 miles of pedestrian and bicycle trails, 4.7 miles of equestrian trails, and an eight acre community park. In addition, significant areas comprised of wetlands, woodlands, and sensitive habitat have been set aside from development as preserves. Winchester was approved by the Board of Supervisors on August 3, 1993, and as the new community plan was being written, the applicants were working to complete the conditions of the project's entitlements. All of these land divisions and developments have been in accordance with the 1974 General Plan. In the 21 years that the General Plan

has been in force, only a few minor zoning changes have been approved.

The 1974 Meadow Vista-West Applegate General Plan was based on a 15 year planning period. As that period drew to a close the County initiated steps for a revision of the Plan to guide the orderly growth of the community for at least the next 15 years.

## **2. Current Planning Process**

The 1974 Meadow Vista Community Plan (MVCP) was written to guide development of the area through the year 1990. Consequently, in July of 1990 the Planning Department staff reported to the Meadow Vista Municipal Advisory Council (MAC) on the department's timing and strategy for revision of the 1974 Meadow Vista-West Applegate General Plan.

After hearing commentary from the MAC and community members at both regular and specially held meetings, Planning Department staff recommended to the Board of Supervisors, which subsequently approved, that the update of the Meadow Vista/West Applegate General Plan (new title is Meadow Vista Community Plan) be limited to a "review and readoption," rather than a complete "rewrite and overhaul." This direction was based upon the premise that the area's residents generally supported retaining a predominantly rural lifestyle, while maintaining the Plan's current holding capacity (i.e. maximum dwelling units). In addition, development within the Plan area during the past 15 years had been consistent with the 1974 Plan's Land Use Element.

In March of 1991, the Meadow Vista Community Plan Steering Committee was formed as a sub-committee of the MAC. The Committee, consisting of two MAC members and six other members from the community, was charged to help facilitate the review and update of the Community Plan.

The MAC, with considerable assistance from the Steering Committee, helped the Planning Department staff to develop a questionnaire which was mailed to every property owner in Meadow Vista. (For a summary of the survey results see page 7.)

Based on the 1974 Plan, the results of the community survey, and public commentary at many MAC meetings, Steering Committee members prepared drafts of various sections of the new Community Plan for the MAC members and Planning Department staff to review. The Planning Department then prepared a draft document based on this initial work by community members.

The 1996 MVCP primarily retains the Land Use Element designations from the 1974 Plan with only a few exceptions. The 1996 MVCP focuses on updating the text's goals, policies, and implementation programs, adding comprehensive community design

guidelines, adding a section to address trails in the community, and generally modernizing other portions of the text to reflect current standards and contemporary planning practices. Many of the goals and policies were derived, at least in part, from the 1994 Placer County General Plan. This will ensure consistency between the Community Plan and the County-wide General Plan.

Throughout the Community Planning process, the MAC and its Steering Committee were instrumental in the preparation of the new Plan by providing a forum for citizen review and input, and feedback to the County staff.

Public hearings were conducted by the Planning Commission on September 14, 1995 and November 9, 1995 after which the Commission forwarded its recommendation to the Board of Supervisors. The Board held a public hearing on May 21, 1996, and adopted the Meadow Vista Community Plan on that date.

#### IV. PLAN ASSUMPTIONS

Assumptions, along with goals and policies, provide the basic foundation for a plan. They give direction and provide a basis for the preliminary planning studies and inventories. The assumptions contain statements of apparent facts and observations of current trends in the Plan area. Following are several assumptions upon which the MVCP is based:

1. Residents of the Meadow Vista area locate there because of its scenic rural environment, feeling of community, recreation opportunities, and forest and woodlands setting.
2. During the life of the Community Plan (until at least 2010), population in the Plan area will continue to grow at a moderate rate (less than the County average of 2% annual growth rate).
3. Single-family residences on large lots will continue to remain the dominant housing type in the Plan area.
4. Should the sewage disposal problems in the downtown commercial area be resolved, the downtown commercial area will be improved to better accommodate primary commercial uses that better serve the Plan area residents.
5. The primary means of transportation will continue to be the automobile. However, in an effort to reduce air pollution and traffic congestion, residents will increasingly use carpools, public transportation, and telecommuting.

6. Demand for parks, recreation facilities, and equestrian/pedestrian/bicycling trails will continue to increase as the area develops.

7. The need to protect and conserve natural resources and remaining open space will become more important with a growing population and additional development.

8. Septic tanks will continue to be the primary source of sewage disposal in the residential areas; however another type of sewage disposal system may be needed for the commercial area along Placer Hills Road.

9. In general, the zoning implemented under the 1974 General Plan will remain unchanged during the Plan's life.

10. Chevreaux Quarry will continue its operations for the life of the Plan, and quarry truck traffic will continue to travel Combie and Placer Hills Roads.

11. Although the use of the Meadow Vista landfill has been permanently discontinued, the Meadow Vista Solid Waste Transfer Station will remain in operation for the life of the Community Plan.

## V. THE RELATIONSHIP TO THE

### PLACER COUNTY GENERAL PLAN

On August 16, 1994, the Placer County Board of Supervisors adopted the Placer County General Plan (PCGP) which establishes an overall framework for development of the County and protection of its natural and cultural resources. The goals and policies contained in the PCGP are applicable throughout the County, except to the extent that County authority is preempted by cities within their corporate limits.

The Meadow Vista Community Plan (MVCP or Plan), provides a more detailed focus on a specific geographic area of the unincorporated County. Some of the goals, policies, and

implementation measures contained in the MVCP repeat those goals, policies, and implementation measures contained in the PCGP which pertain to the MVCP area. Other goals, policies, and implementation measures in the MVCP go further to supplement and elaborate upon (but not supersede) those contained in the PCGP to address specific community concerns and issues. In some instances, the MVCP relies entirely on the PCGP to address certain issues which are not unique to the MVCP area and which are more appropriately addressed in a broader sense in the PCGP. In particular, noise and seismic safety rely entirely on the PCGP, while the air quality section relies on the PCGP for the broader air quality issues, and also contains policies to address air quality issues specific to Meadow Vista.

## VI. COMMUNITY SURVEY

In October, 1991, the Planning Department mailed a survey to all property owners in the Meadow Vista Community Plan area to gather information regarding issues relevant to the Community Plan update. Of more than 1400 surveys distributed, a total of 913 surveys, or 65%, were returned. The response rate for surveys of this type is usually 10-15%. The fact that nearly two-thirds of the households in Meadow Vista took the time to respond demonstrates the concern and interest of community members in the future of Meadow Vista. Many of the respondents wrote extensive comments as well. This extensive and significant community response helped provide a clear direction for the development of the Community Plan, especially the "Vision Statement."

A sample survey and the tabulated results appear in Appendix 2 of the Plan. The following is a summary of responses on significant issues:

Note: Many of the answers were registered on a scale of one to five, i.e., "strongly agree" to "strongly disagree." For the purpose of this review the responses are grouped as either positive or negative, not separating, for example, "agree" from "strongly agree."

1. Question 6a, "The rural character of Meadow Vista should be preserved," received almost unanimous support (96%). This sentiment is evident throughout the survey. If one had to summarize this entire document in one sentence, this sentiment probably captures it best.

2. The survey shows that a large number of Meadow Vistans (82%) do not want lot sizes to be smaller than currently zoned (ref. Question 60). This position is supported by Question 12g in which 91% of the responses consider lots less than 1 acre in size "inappropriate." Question 6p asks if developers should be allowed increased density when they provide public facilities, i.e., trails, park sites, school sites, open space, low income housing or recreational facilities. All of the options were rejected by a majority ranging from 54% to 77%. In response to the statement that "no density bonuses should be

allowed" 73% agreed.

3. Regarding land development projects, 77% agreed that developers should pay the full cost of required public services, 76% rejected gated communities, and 89% rejected high-density housing.

4. Question 6n focused on the traffic circulation system. Eighty-seven percent of the respondents want to "retain the rural character of our roads." To preserve the rural quality, the community responded that traffic signals are inappropriate (62%), that commercial traffic should be controlled (70%), and that an alternate truck route should be found/used (56%). Seventy-three percent disapproved of widening Placer Hills Road to four lanes. Eighty percent agreed that "paths should be built along heavily traveled roads."

5. Eighty-one percent of the respondents felt that the business district should be maintained within its existing boundaries, and 85% agreed that it should have a plan for its overall layout and appearance. To achieve this goal, Meadow Vistans want sign controls (78%), landscape and design requirements (72%), and a common architectural theme (66%). A bar/tavern is opposed by the community (86%). An improvement generally supported is a public sewer system only for the business district (47% in favor, 30% opposed).

6. Strongly supported in this survey were paths along heavily traveled roads (80%) and a network of off-road hiking, equestrian and bicycle trails (63%). Respondents also wanted a noise ordinance (61%) and a Tree Ordinance/Woodland Forest Management Policy (54%).

The Community Survey conclusions have been reinforced by comments from community members at various workshops, Municipal Advisory Council (MAC) meetings and other public meetings where the Meadow Vista Community Plan review and readoption effort has been discussed. As a result, the Planning Department staff and members of the MAC subcommittees who are working on the Plan update, relied heavily on the survey results. However, in a few instances the Plan does not reflect the survey results (traffic signals, widening of Placer Hills Road, and density bonuses). In these few instances, it was determined that the survey direction was contrary to a County ordinance, policy, and/or program.

## VII. VISION STATEMENT

Meadow Vista is located in the foothills of the Sierra Nevada. The community rests in a flat meadowland surrounded by forested ridges and bisected by streams and waterways. These particular geographic characteristics have helped create a unique community. The people who have inhabited this area, beginning with the Nissenan and Maidu peoples,

have always valued its natural resources and beautiful environment. The current inhabitants, both recent arrivals and those whose families have lived here for generations, continue to treasure Meadow Vista's natural setting, valuing its wildlife, natural landforms, and native vegetation, such as heritage oaks, sugar pines, and mixed forests.

This protected enclave, with its long tradition of people living in harmonious relationship with the land, has generated both an individual spirit and a community interdependence, where individuals freely come together to seek the common good. This community spirit, together with the natural features, has fostered a climate of vigilance and stewardship. As the community continues to develop, with new homes, new businesses, and improved roads, the existing character of the community must be retained and even enhanced wherever possible.

Meadow Vista will not have the population to support large new commercial enterprises; however, the commercial area will continue to provide for the daily needs of the residents. Expanded personal services, small retail stores, professional offices, and similar uses can be expected to be developed within the downtown, adding to the small town or village character of this area. Future growth in Meadow Vista must demonstrate an awareness of and consistency with this vision.

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### I. PURPOSE

This section of the Meadow Vista Community Plan identifies the various land use designations, as well as the goals and policies established to implement the Plan. It relies heavily on the 1974 Meadow Vista/West Applegate General Plan, and carries forward many of the same ideas. It is also consistent with all other sections of the Plan. The extent of the various designations used, and the densities permitted within those areas is dictated, in part, by the policies contained in other sections of the Plan. Similarly, other sections of the Plan are directly affected by the Land Use Section. For example, the need for schools, fire stations, park facilities and circulation system improvements is based on the cumulative density identified by the location and size of the various land use designations.

The Meadow Vista Community is known for its visually pleasing, predominantly rural/residential areas. The principal characteristics are the wooded countryside, rolling terrain, country roads, natural stream corridors, scenic vistas, open fields and large lots. The land use policies contained herein have been formulated to enhance the rural and natural qualities of this unique community.

In addition, the overuse or overcrowding of individual sites with residential or accessory uses creates environmental impacts such as excessive traffic, drainage problems, soil erosion, loss of vegetation and other resources, and destroys the open, rolling terrain, and natural characteristics of the community. Therefore, land use policies have been designed

to prevent the overuse of land and to control the intensity of use.

## II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS AND POLICIES

#### General Land Use

Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Meadow Vista's land to help meet the present and future needs of Placer County residents and businesses. [Goal 1.A\*]

#### Policies

1.A.1. The County will promote the efficient use of land and natural resources. [1.A.1.]

1.A.2. The County shall distinguish among urban, suburban, and rural areas to identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of separate and distinct communities. [1.A.3.]

1.A.3. The County shall provide rural land use designations which protect existing land uses and discourage leap frog development. [7.1, 12/30]

1.A.4. The County shall consider land use alternatives separately from land ownership and land tenure. [7.2]

1.A.5. The County should not support requests to decrease the minimum lot size below that established by the precise zoning adopted concurrently with this Plan.

Goal 1.B: To maintain the rural character and natural resources of Meadow Vista. [Goal 4]

#### Policies

1.B.1 The County shall maintain the rural character and quality of Meadow Vista. Factors that contribute to this rural character include the predominance of native vegetation (both in the lower oak grasslands and mixed pine forests) and openness; the de-emphasis on suburban type improvements, such as street lights and sidewalks; a close interrelationship between people and nature, a harmonious coexistence between residential and agricultural

uses; a variety of large-lot residential densities; and a sense of land stewardship that is fostered by the preservation of large (a minimum of one acre) parcels. [4.5, 12/30]

1.B.2 The County shall encourage the retention of natural features as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. [5.1, 12/30]

## Residential Land Use

Goal 1.C: To provide residential development which is compatible with existing land uses, complements the rural surroundings, reflects the character and diversity of existing residential land uses, provides opportunities for non-auto transportation alternatives, provides for an appreciation of natural open spaces, provides for a sense of community, and is of innovative, safe, and energy efficient design.

## Policies

1.C.1. The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods. [1.B.3.]

1.C.2. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Development and Commercial Planned Development provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features. [12/30]

1.C.3. The County shall ensure that residential land uses are separated and buffered from such major facilities as landfills, quarries, and sewage treatment plants. [1.B.4.\*]

1.C.4. The County shall require residential subdivisions to be designed to provide well-connected internal and external street and trail systems. [1.B.8.\*]

1.C.5. The County shall not approve the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area. [1.B.9.\*]

1.C.6. The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space. [1.B.10.]

1.C.7. The County shall continue to require the development of new recreational facilities

as new residential development occurs. [1.G.3.]

1.C.8. The County shall strive to maintain and/or improve the character of established residential areas. [8.2]

1.C.9. In the preparation of subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use designation or zoning on a given parcel of land may not be realized once these factors are considered. [8.5]

1.C.10. Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall not:

- Create measurable negative environmental impacts without appropriate mitigation.
- Create the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.
- Violate the goals and policies of this Plan.
- Create abutting lots which have two front yards and no rear yard, unless special provisions consistent with these guidelines have been made to provide for sound attenuation.
- Create flag lots which function to isolate these lots from the remaining parcels within the subdivision. [8.6, 12/30]

## Commercial Land Use

Goal 1.D: To designate adequate commercial land for and promote appropriate, small scale development of commercial uses to meet the present and future needs of Meadow Vista residents and visitors and maintain economic vitality. [Goal 1.D., 12/30]

## General Commercial Areas Policies

1.D.1. The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation. [1.D.1.]

1.D.2. The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways. [1.D.2.]

1.D.3. The County shall require that additional commercial development be limited to the existing downtown commercial area or at the Meadow Vista Interchange on I-80. [7.14]

1.D.4. The County shall encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments. [7.15]

#### Downtown Area Policies

1.D.5. The County shall encourage the existing downtown area to provide a variety of goods and services, both public and private. [1.D.5.\*]

1.D.6. The County shall require minimal, or in some cases no, building setbacks for commercial and office uses in the downtown area. [1.D.8.\*]

1.D.7. The County shall encourage parking in the downtown area to be consolidated in well-designed and landscaped lots. [1.D.9.\*]

1.D.8. The County shall encourage the preservation of historic and attractive buildings in the downtown area, and encourage new development to enhance the character of the commercial district. [1.D.10.\*]

1.D.9. The County shall require that existing and new downtown development be designed to integrate open spaces where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views. [1.D.11., 12/30]

1.D.10 The County encourages the development of a focal point of activity in the downtown area. New development of commercial, office, and/or institutional uses can assist in creating such a "town square." The County can also assist by ensuring that appropriate land use designations and zone districts are available and by ensuring that appropriate infrastructure and services are available. The "town square" should be located in the central town area and could include such features as a small park or village green, a

community center, a new post office, new commercial or office uses, and other essential services to be used by the residents and visitors of the Plan area.

## Public and Quasi-Public Facilities, Infrastructure

Goal 1.E: To designate adequately-sized, well-located areas for the development of public facilities (i.e. schools, fire stations, parks, and other public uses) to serve both community and regional needs. [Goal 1.F]

### Policies

1.E.1. The County will encourage the concentration of public and quasi-public facilities. [1.F.1.\*]

1.E.2. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses. [1.F.3.]

1.E.3. The County shall support efforts to establish a community center in Meadow Vista.

## Agricultural Land Use

Goal 1.F: To provide for the long-term conservation and use of agriculturally-designated lands. [Goal 7.A]

### Policies

1.F.1. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses. [7.A.3.]

1.F.2. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:

- a. The project will not conflict with adjacent agricultural operations; and
- b. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands. [1.H.3.]

1.F.3. The County shall permit a wide variety of promotional and marketing activities for county-grown products in all agricultural zone districts. [7.C.4.]

1.F.4. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation. [7.A.11.]

1.F.5. The County shall actively encourage enrollments of agricultural lands in its Williamson Act program. [7.A.12.]

Goal 1.G: To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas. [Goal 7.B]

## Policies

1.G.1. The County shall continue to enforce the provisions of its *Right-to-Farm Ordinance* and the existing state nuisance law. [7.B.4.]

1.G.2. The County shall encourage educational programs to inform Placer County residents of the importance of protecting farmland. [7.B.5.]

1.G.3. The County shall discourage subdivision of property into parcels less than 4.6 acres in size if the property seeking entitlement abuts designated agricultural parcels. [2.1]

1.G.4. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses. [1.H.5.]

1.G.5. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval. [1.H.6.]

Goal 1.H: To protect and enhance the economic viability of Placer County's agricultural operations. [Goal 7.C]

## Policies

1.H.1. The County shall support opportunities to promote and market agricultural products grown or processed within Placer County (such as Farmers' Markets) as a part of the economic development activities of local agencies. [7.C.3.]

1.H.2. The County shall permit on-farm product handling and selling. The County shall permit stands for the sale of agricultural products in any agricultural land use designation to promote and market those agricultural products grown or processed in Placer County. Secondary and incidental sales of agricultural products grown elsewhere may be permitted subject to appropriate approvals. [7.C.5.]

1.H.3. The County shall ensure that land use regulations do not arbitrarily restrict potential agricultural-related enterprises which could provide supplemental sources of income for farm operators. [7.C.6.]

1.H.4. The County shall maintain regulations that exempt certain agricultural buildings from the construction requirements of the *Uniform Building Code*, subject to limitations on the size, occupancy, location, and use of such structures. [7.C.7.]

## Open Space, Habitat, and Wildlife Resources

Goal 1.I: To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment. [Goal 1.I]

### Policies

1.I.1. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas, Sugar Pine stands, and Valley Oak stands). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation. [1.I.2.\*]

1.I.2. The County shall encourage the careful management of natural open-space/passive recreation land within the Plan area to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary, enhanced. [5.6]

1.I.3. The County shall identify those areas where greenbelts of linear open spaces should be preserved in order to enhance the development areas and to maintain clear boundaries for the Meadow Vista community. [5.8]



[See also policies/programs under Goal 8.B., Wetland and Riparian Areas; Goal 8.C., Fish and Wildlife Habitat; Goal 8.D., Vegetation; and Goal 8.E., Open Space For the Preservation of Natural Resources]

## Mineral Resources

Goal 1.J: To encourage commercial mining operations within areas designated for such extraction, where environmental, aesthetic, and adjacent land use compatibility impacts can be adequately mitigated. [Goal 1.J]

### Policies

1.J.1. The County shall require new mining operations to be designed to provide a buffer between existing or likely adjacent uses, minimize incompatibility with nearby uses, and adequately mitigate their environmental and aesthetic impacts. [1.J.1.]

1.J.2. The County shall require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance will be based upon an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours and air quality. [1.J.2.]

1.J.3. The County shall discourage the development of incompatible land uses in areas that have been identified as having potentially significant mineral resources. [1.J.4.]

1.J.4. The County shall require that all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation. [1.J.5.]

1.J.5. The County shall require that plans for mining operations incorporate adequate measures to minimize impacts to local residents and county roadways (e.g. traffic, noise, dust, etc.). [1.J.6.\*]

## Scenic Resources

Goal 1.K: To protect the visual and scenic resources of Meadow Vista as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism. [Goal 1.K, 12/30]

### Policies

1.K.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes [especially Sugar Pine Mountain]) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

- a. Avoid locating highly visible structures along ridgelines and steep slopes;
- b. Incorporate design and screening measures which utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes consistent with the needs of the State Fire Safe and Fire District Defensible Space programs;
- c. Maintains the character and visual quality of the area. [1.K.1., 1.K.2., \*]

1.K.2. The County shall require that new development in rural areas incorporate landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas. [1.K.3.]

1.K.3. The County shall require that new development incorporate sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

- a. Limit cuts and fills;
- b. Limit grading to the smallest practical area of land;
- c. Limit land exposure to the shortest practical amount of time;
- d. Replant graded areas to ensure establishment of plant cover before the next rainy season, and;
- e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development. [1.K.4.]

1.K.4. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain. [1.K.5.]

1.K.5. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:

- a. Ensure that development near or on portions of hillsides does not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
- b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
- c. Minimize risk to life and property from slope failure, landslides, and flooding, and;
- d. Maintain the character and visual quality of the hillside. [1.K.6.]

1.K.6. The County shall limit to a minimum, with standard design practices, the number and extent of roadway cuts and fills required in construction, reconstruction, and road maintenance. [3.3]

1.K.7. The County shall require that roads, trails, and paths be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance. [3.6]

1.K.8 The County shall balance the desire to maintain heavily vegetated corridors along circulation routes to preserve their rural nature and perceived value as natural noise buffers with the need to reduce fuel loads (both the volume and density of flammable vegetation) along fire escape routes to increase safety for emergency fire equipment and evacuating civilians, to provide a point of attack or defense from a wildfire, and as fuel or fire breaks. [1/24]

[See also Policies/Programs under Goal 5.H., Fire Protection/Emergency Response Services]

## Scenic Routes

Goal 1.L: To develop a system of scenic routes in the Meadow Vista area serving the needs of residents and visitors to Placer County and to preserve, enhance, and protect the scenic resources visible from these scenic routes. [Goal 1.L, 12/30]

## Policies

1.L.1. The County shall designate scenic routes within the county in order to preserve outstanding scenic quality within different geographic settings. [1.L.1.]

1.L.2. The County shall protect and enhance scenic corridors through such means as design review, sign control, undergrounding utilities, scenic setbacks, density limitations,

planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts. [1.L.3.]

1.L.3. The County shall provide for landscaping and/or landscaped mounding along designated scenic corridors where desirable to maintain and improve scenic qualities and screen unsightly views. [1.L.4.]

1.L.4. The County shall include aesthetic design considerations in road construction, reconstruction, or maintenance for all scenic routes under County jurisdiction. [1.L.8.]

1.L.5. The County shall support anti-litter, beautification, and cleanup programs along scenic routes. [1.L.9.]

1.L.6 The County shall prohibit sound walls and similar solid structures along such scenic routes unless well setback from the roadway and softened with landscaping. Much larger setbacks are preferable to sound walls in such areas. [2.1]

## Economic Development

Goal 1.M: To expand the local economic base of Meadow Vista to better serve the present and future employment, shopping, recreational, public safety, and service needs of the community's residents and visitors. [1/24]

## Countywide Policies

1.M.1. The County shall promote economic expansion based on Placer County's unique recreational opportunities and natural resources. [1.N.1.]

1.M.2. The County shall encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators. [1.N.2.]

1.M.3. The County shall endeavor to protect the natural resources upon which the County's basic economy (e.g., recreation, forestry, agriculture, mining, and tourism) is dependent. [1.N.3.]

1.M.4. The County shall actively and regularly solicit the views of the business community and County residents in matters affecting Placer County's economic climate and development. [1.N.8.\*]

## Foothill Policies

1.M.6. The County shall strive to ensure continued employment opportunities in resource-based industries. [1.N.13.]

1.M.7. The County shall support development of tourist and recreational facilities that extend the Foothill area's tourist season. [1.N.14.]

## IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

Responsible Agency/Department: Land Development Departments

Time frame: Ongoing

Funding: Application fees

2. Review development projects for compliance with the goals, policies, and specific discussions contained in the Land Use Section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/MVMAC/Planning Commission/Board of Supervisors

Time frame: Ongoing

Funding: Application fees

3. Provide appropriate land use designations and consistent zone districts to meet the intent of the Plan's goals, policies, and specific discussions. The following chart (Table 1.1) "General Rules for Determining Zoning Consistency" shall be utilized in the implementation of the MVCP.

Responsible Agency/Department: Planning Department

Time frame: As a part of the MVCP update

Funding: General Fund

4. Encourage Williamson Act Preserves.

Responsible Agency/Department: Planning Department/Agricultural Commissioner

Time frame: Ongoing

Funding: General Fund and by way of tax incentives

5. Maintain regulations that exempt certain agricultural building from the construction requirements of the Uniform Building Code, subject to limitations on the size, occupancy, location, and use of such structures.

Responsible Agency/Department: Placer County Building Department

Time frame: Ongoing

Funding: General Fund

6. Continued enforcement of the provisions of the *Right-to-Farm Ordinance* and the existing state nuisance law.

Responsible Agency/Department:

Time frame: Ongoing

Funding: General Fund

7. The County shall require all mining operations prepare and implement reclamation plans that mitigate environmental impacts and incorporate adequate security to guarantee proposed reclamation.

Responsible Agency/Department: Land Development Departments

Time frame: Ongoing

Funding: Application Fees

8. The County shall identify and formally designate and adopt a system of scenic routes.

Responsible Agency/Department: Planning Department

Time Frame: FY 95-96

Funding: General Fund

9. The County will support the continued efforts of the Placer County Economic Development Board to increase understanding of business needs and to better coordinate economic development efforts with other jurisdictions in the county and the region.

Responsible Agency/Department: Board of Supervisors/County Executive

Time Frame: Ongoing

Funding: General Fund

Table 1.1

General Rules for Determining Zoning Consistency with the

Meadow Vista Community Plan

Community Plan Land Use Designation	Consistent Zoning Districts
Agricultural (AG)	Farm (F), Residential Forestry (RF), Residential Agricultural (RA), Open Space (O)
Open Space (O)	Open Space (O)
Riparian/ Drainage (RD)	Any zoning classification

Resorts and Recreation (REC)	Resort (RES), Open Space (O)
Water (W)	Water Influence (W)
Rural Estate (RE)	Farm (F), Residential Forestry (RF), Residential Agricultural (RA), Open Space (O)
Rural Residential (RR)	Farm (F), Residential Agricultural (RA), Open Space (O)
Low Density Residential (LDR)	Residential Agricultural (RA), Residential Single Family (RS)
Medium Density Residential (MDR)	Residential Single Family (RS), Residential Multi-Family (RM)



General Commercial (GC)	Neighborhood Commercial (C-1), General Commercial (C-2), Heavy Commercial (C-3), Office and Professional (OP)
Tourist/Resort Commercial (TC)	Highway Service (HS)
Professional Office	Office and Professional (OP)
Industrial (I)	Industrial (IN)
Public Facility (PF)	Any zoning classification
Specific Plan (SP)	Any zoning classification
All General Plan Land Use Designations	Combining Agricultural (-AG), Combining Building Site (-B), Combining Conditional Use Permit (-UP), Combining Design Review (-Dc, -Ds, -Dh), Combining

Development Reserve (-DR), Combining Flood Hazard (-FH), Combining Geological hazard (-GH), Combining Mineral Reserve (-MR), Combining Traffic Management (-TM), Combining Special Purpose Zone (-SP)
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Notes: 1. Zone districts are consistent with the Community Plan where they are found in this chart and the density does not exceed that permitted in the Community Plan text or land use diagram (expressed as a minimum lot size in some cases). Larger minimum lot sizes than shown on the land use map are consistent with the Plan because they allow for future uses consistent with the Plan.

2. Zone districts are those proposed in the new zoning ordinance (5/95).

### III. DISCUSSION

#### 1. Holding Capacity

Based on assigned land use designations, the Plan's population holding capacity is 7,471 persons and its maximum number of dwelling units is 2,988. In comparison, the 1974 Meadow Vista/West Applegate General Plan's population holding capacity was 7,506 and it's maximum number of dwelling units was 3,002. Consequently, there is virtually no difference with regards to population holding capacity or maximum number of dwelling units between the new Plan and the 1974 Plan.

As a further point of clarification, the population holding capacity and maximum number

of dwelling unit figures are theoretical numbers which are not likely to be attained because of established land use patterns and additional restrictions imposed by precise zoning. These numbers reflect the maximum density the Plan area could hold at build-out if no established land use patterns existed and land were subdivided into the smallest allowable parcel size within each land use designation range. Precise zoning will further limit the actual density of the Plan area at build-out by restricting the minimum parcel sizes to larger than the minimum parcel size permitted by the land use designation. In fact, based on the proposed zoning map, the Plan area's population holding capacity is 5,494 and its maximum number of dwelling units is 2,198. Again, these are theoretical figures which are not likely to be attained because of established land use patterns.

## 2. Land Use Designations

The Land Use Diagram of the Meadow Vista Community Plan uses 15 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how and where the designation is applied.

Each land use designation specifies a range of permitted parcel sizes. Implementation of each land use designation is accomplished through assignment of a zone district which specifies a precise minimum parcel size. In some instances, the zone district will provide for a minimum parcel size larger than the minimum parcel size permitted by the land use

designation. It is not the intent of the Plan to either encourage or support rezoning requests. Therefore, requests to rezone property to increase the density or decrease the minimum lot size should not be supported. The minimum lot size established by precise zoning is believed to reflect the appropriate maximum density for each area (ref. Land Use Policy 1.A.5.).

### Agriculture (AG)

This designation comprises 624 acres or 9% of the total Plan area. Parcel sizes 10 acres and larger are included in the Agricultural designation to retain large enough parcel sizes

to support agricultural uses and to retain large single ownerships.

The Agricultural land use designation is used in the Plan in order to preserve agricultural endeavors within the Plan area. Typical land uses allowed include: tree farms, grazing, pasture, hobby farms, and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

The Agricultural designation is used in the northern portion of the Plan area to recognize the Arp Ranch property and other large land holdings.

### Open Space (OS)

The Open Space land use designation comprises 57 acres or approximately 1% of the total Plan area. It is intended to identify and protect important open space lands within the Plan area, including: public lands specifically reserved or proposed for watershed preservation or outdoor recreation, and sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses.

Typical land uses allowed within Open Space areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Areas in which the Open Space designation is used include the community's two parks and along the Upper Bowman and Bowman Feeder Canals.

### Riparian/Drainage (RP)

The Riparian/Drainage land use designation comprises 102 acres or approximately 1% of the total Plan area. It has been used to identify areas along streams, creeks, and riparian corridors. It is intended that this land use designation will be implemented through the use of the combining Flood Hazard (-FH) zone district, which in turn references the County's Flood Damage Prevention Ordinance. The combining zone district would be added to the principal underlying zone district on the adjoining property.

Protecting waterways from any disturbances will also protect water quality, wildlife, and riparian vegetation for future generations to enjoy and appreciate.

### Resorts and Recreation (REC)

The Resorts and Recreation land use designation comprises approximately 19 acres or

less than 1% of the total Plan area. This designation is applied to water-oriented areas of existing and potential public and commercial recreational use, where such use can occur without conflict with surrounding rural uses. Typical land uses allowed include: parks, camping facilities, other resort facilities including residential, transient lodging, and commercial uses in support of such facilities, necessary public utility and safety facilities, and similar and compatible uses.

The Resort and Recreation land use designation is applied to an area located adjacent to Lake Combie off of Combie Road.

### Water (W)

The Water land use designation comprises 366 acres or less than 5% of the total Plan area. This designation identifies significant lakes and other bodies of water. Typical land uses allowed include parks and necessary public utility and safety facilities, and launching areas, and supporting commercial uses when the Water designation is applied adjacent to the Resorts and Recreation designation.

Areas which have been designated for Water land use include the Bear River, Lake Combie, and Lake Arthur.

### Rural Estate (RE)

The Rural Estate land use designation comprises 3,367 acres or 48% of the total Plan area. Parcel sizes range from 2.3 to 10 acres and provide ample area for hobby farms, animal husbandry pursuits, country estates and ranchettes and protect the rural lifestyle that so many of the residents desire to retain. The larger parcel sizes in Rural Estate areas contribute largely to the scenic vistas for which Meadow Vista is known.

This designation is applied to areas unsuited for more dense residential development due to constraints imposed by natural features such as soils, geology, and hydrologic factors, and man-made constraints such as a lack of adequate roadways and unavailability of public services. The Plan thus restricts lot sizes to those which appeared to be appropriate based on physical constraints and in order to comply with safe standards for the long term use of individual sewage disposal systems while protecting both ground water and surface water from deterioration in quality and maintaining public health standards. In addition, this land use designation is used to maintain the rural character of the Plan area, continue the historic pattern of land development, and generally promote conformance with the Plan's Vision Statement.

Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, small child care facilities; and necessary public utility and safety facilities.

Residential development within this designation should conform to the Placer County Rural Design Guidelines.

For the most part, this designation is located adjacent to the boundaries of the Plan area and surrounds the more intense land uses located towards the center of the Plan area.

### Rural Residential (RR)

The Rural Residential land use designation comprises 1,092 acres or 16% of the total Plan area. This land use designation is similar in intent to the Rural Estate land use designation with the notable exception being that the parcel size range allows for smaller parcel sizes of 1 to 2.3 acres.

As with the Rural Estate land use designation, the Rural Residential land use designation is used to maintain the rural character of the Plan area, continue the historic pattern of land development, and generally promote conformance with the Plan's Vision Statement. Again, as with the Rural Estate land use designation, development within this designation should conform to the Placer County Rural Design Guidelines.

The Rural Residential land use designation includes the areas in the vicinity of Sugar Pine Road, Meadow Vista Road, Lake Estates Drive, and Combie Road.

### Low Density Residential (LDR)

The Low Density Residential land use designation comprises 921 acres or 13% of the total Plan area. This designation has been applied to areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 40,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, child care facilities; and necessary public utility and safety facilities.

The Low Density Residential land use designation is located adjacent to the commercial and public service uses located in the town center and extends outwards to include the areas in the vicinity of Cole Road, Meadow Road, Meadow Gate Road and Volley Road.

### Medium Density Residential (MDR)

The Medium Density Residential land use designation comprises 7 acres or less than 1% of the total Plan area. It has been used to acknowledge the existing mobile home park (Nettleton's) in the central town area. The mobile home park was previously designated Commercial and redesignated to MDR in order to recognize and preserve the housing currently provided on that site or to allow the redevelopment of the property with other types of housing (e.g. senior housing). (See also Housing Element policies.)

### General Commercial (GC)

The General Commercial land use designation comprises 34 acres or less than 1% of the total Plan area. Typical land uses allowed include: all types of retail stores, restaurants, and shopping centers (limited in extent where necessary to maintain compatibility with adjoining land uses, such as in a neighborhood commercial center), offices, service commercial uses, recreation, education, and public assembly uses, medical services, child care facilities, necessary public utility and safety facilities, and similar and compatible uses. Developments including multi-family dwellings as the primary land use or as part of a mixed-use project may also be allowed where appropriate.

In order to ensure that commercial development is aesthetically pleasing and a positive feature of the community, while providing necessary and desirable services for area residents, adherence to the County's Design Guidelines, including the Special District Guidelines for Meadow Vista, the County's Landscape Guidelines, and other additional policies established in the Community Design section of this Plan shall be sought. Furthermore, the design of commercial areas must clearly tie the commercial and public uses to the residential community through pedestrian access, building orientation, building scale, parking layout, etc.

The General Commercial land use designation is used in the central town area of Meadow Vista which is best described as the area adjacent to Placer Hills Road between the Meadow Vista Park and Combie Road. This area was slightly expanded as a part of the update of the Plan in order to provide greater opportunities for creating more of a self contained "village" with increased amounts of retail and service uses and one which provides better vehicular and pedestrian circulation

### Tourist/Resort Commercial (TC)

The Tourist/Resort Commercial land use designation comprises 14 acres or less than 1% of the total Plan area. It is used solely at the intersection of Placer Hills Road and Interstate-80. Particular design attention should be given to any proposed development at this location as it is the "gateway" to the Meadow Vista area.

This designation provides for specialized commercial uses serving tourists and the travelling public. Typical land uses allowed include: overnight lodging facilities of all types, retail services, food services, motorist and vehicle services, medical facilities, parks, churches, libraries and museums, necessary public utility and safety facilities, and similar and compatible uses.

### Professional Office (PO)

The Professional Office land use designation comprises 8 acres or less than 1% of the total Plan area. This designation can and should act as a buffer between more traditional commercial uses and residential uses. The buffer is achieved in part due to the usually low trip generating nature of professional offices and their limited office hours and in part to the office building design not having to be a marketing feature of the business tenant.

The Professional Office land use designation is utilized along both sides of Placer Hills Road between Combie Road and Oak Court. This area is located between one of the Plan area's busiest commercial service areas which includes a grocery store and the Fire District's headquarters and residential development located on Oak Court and Acacia Drive. Any new development or remodels in this area will be subject to a number of specific design guidelines as described in the Placer County Design Guidelines, Special District Guidelines for Meadow Vista (i.e. more residential in design than institutional to ensure they are compatible with nearby rural residential uses).

In addition, the Professional Office land use designation in combination with the Low Density Residential land use designation is assigned to two parcels along Meadow Gate Road. The parcels are currently developed with single-family residences in conformance with the Low Density Residential land use designation and the parcels' precise zoning of RS-A-B-40 (formerly R-1-A-B-40). It is the intent of the Plan to allow the continuance of the single-family residential use for as long as the property owners desire. However, should the central town area expand to the west, possibly as a town square, these parcels may be more appropriately used as professional offices. In order for the parcels to utilize the Professional Office land use designation, a rezoning request to change the zone district to Professional Office would need to be approved. Such a request should be found to be in conformance with this Plan.

### Industrial (I)

The Industrial land use designation comprises 80 acres or approximately 1% of the total Plan area. It is used along the Bear River to recognize the existing Chevreux Quarry operation.

### Public Facility (PF)



The Public Facility land use designation comprises 38 acres or approximately 1% of the total Plan area. It is used in the Plan area to recognize the existing public school site, the new school near the Meadow Vista Park, the solid waste transfer facility, the old landfill site, the fire station, and the water district's office and yard.

### Specific Plan Area (SP)

The Specific Plan Area land use designation comprises 250 acres or 4% of the total Plan area. The purpose of this designation is to address development opportunities and restrictions of a defined area through the preparation of a specific plan. It is used in only one location in the Plan area, the Simpson Ranch property, in order to address unique circumstances related to that property.

The Simpson Ranch property is comprised of approximately 250 acres and is located north of the central town area of Meadow Vista with Placer Hills Road bisecting the property for approximately one mile. The property contains three permanent streams, the largest being Wooley Creek which bisects the property a short parallel distance from Placer Hills road. A few buildings of historical significance remain clustered on the property and a number of Native American cultural sites have been identified on the property. Currently, the Simpson Ranch operates a five acre vineyard and a cow/calf and feeder calf operation.

Because of its size and its visible location, the property provides a significant open space resource to the Meadow Vista community, and provides an example of a mostly natural environment approximating the original flora and fauna that once comprised all of Meadow Vista.

As a part of the Meadow Vista Community Plan update, the Simpson Ranch owner's made a request to have a land use designation and zone district assigned to the property which would allow limited development of the property in the future. As a result, the Simpson Ranch has been assigned the Specific Plan Area land use designation with a precise zone district of Farm, combining building site size of 10 acre minimum, combining development reserve. This land use designation and zone district permits the existing operations to continue on the property and allow for the preparation of a specific plan in the future to permit other uses of the property.

The intent in providing the land use designation and zone district is to allow for the limited development of the property with very low intensity/very low density uses which would protect, complement, and enhance, the property's natural resources. Limited development could include one or a combination of the following: an art educational facility, garden areas, a weekly farmer's market, a restaurant which principally serves products produced on site, an equestrian center, a small wine making operation as an

adjunct to the existing vineyard, a community center, and the conversion of the existing residence on the property to a bed and breakfast.

It is not the intent of the Meadow Vista Community Plan to allow for more dense/intense uses of the property, such as, residential projects which exceed a density of one unit per 10 acres and/or any commercial or industrial uses except those listed above. However, the uses that are listed above, can be operated in such a way as to be consistent with the community plan designation of Specific Plan Area and it is the intent of the Plan to allow such an opportunity through the specific plan process.

### 3. Economic Development

Economic Development refers to the process by which a community creates quality employment opportunities for its residents and promotes activities designed to provide a stable, diverse economy to guard against unforeseen economic change affecting particular industry sectors. Economic Development assistance provided by the County may include financial or technical help to businesses to ensure the retention and expansion of existing enterprises and the attraction of new businesses, as well as job training and employment programs.

In this traditional sense, only limited opportunities for economic development exist in the Meadow Vista Community Plan area. It is both unlikely, and potentially undesirable, that the Meadow Vista area would become a major employment center and/or a location for large scale retail and/or office operations. It is recognized that these types of needs and services will be provided in the more urban/suburban areas of the County, such as Auburn and the South Placer region. However, the Meadow Vista area does currently provide limited employment opportunities and essential services to its residents. A main goal of the Plan is to retain and expand where appropriate the economic base of Meadow Vista. Economic Development goals and policies, together with Commercial Land Use and Community Design goals and policies, and goals and policies found elsewhere in the Plan, strive to promote improvements to the commercial and professional office areas of Meadow Vista by a variety of means including adequate and appropriate designation of land uses to accommodate service needs, improvements to infrastructure within the central town area, aesthetic improvements to the central town area through implementation of design guidelines, etc. It is anticipated that implementation of the Plan will result in these desired improvements which will benefit existing commercial and office uses and promote the limited development of similar new uses. In addition, the Plan's goals and policies support protection of the Plan area's natural resources which provide the foundation for agricultural endeavors, mineral extraction operations, and recreation opportunities.

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## Meadow Vista Community Plan Section 2: Community Design

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## I. PURPOSE

The Community Design Section of the Meadow Vista Community Plan encourages the preservation of those unique features and characteristics which define the Meadow Vista community. Retention of the rural character of the area by upholding zoning limitations and by minimizing environmental impacts resulting from new development is a primary goal of this Plan. Due to the varied nature of the environmental settings in the Plan area (terrain, tree cover, streams, rock outcrops, etc.), as well as divergent land uses (commercial, single-family residential, rural, open space and recreational areas), this element contains several subsections to deal with the broad range of diversity within the Plan area.

The Community Design Section attempts to recognize those positive features which characterize

the Plan area and to provide specific guidelines for site development which will result in the overall enhancement of the community's appearance and function. Based on testimony at public hearings as well as the results of a community survey completed as part of this planning process, Meadow Vista residents and property owners feel strongly about preserving the essential small town atmosphere and rural setting which gives Meadow Vista its charm. Although population growth is anticipated within the Plan area, the nature of that growth must remain consistent with the Plan's Vision Statement as well as

other sections of the Plan.

This section must be considered in the context of all of the other Community Plan Sections. The land use, housing, open space, transportation/circulation, and noise sections all contain policies which significantly affect community design.

## II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS AND POLICIES

Goal 2.A: To promote and enhance the visual environment of Meadow Vista by requiring high aesthetic quality in all new development. [1/24]

#### Policies

2.A.1. The County shall require all new development (including major remodeling, reconstruction and development) to be designed in compliance with applicable provisions of the *Placer County Design Guidelines Manual, Meadow Vista Special District Guidelines*. [1.O.1.\*]

2.A.2. The County shall promote and support the existing citizen design review committee as a means of assuring that future development is consistent with design standards and reflect community concerns. [7.2, 12/30]

2.A.3. The County shall require commercial and residential site layouts be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment. [5.2]

2.A.4. The County shall require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of commercial centers, should be designed and located so that:

- a. They do not silhouette against the sky above ridgelines or hilltops;
- b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
- c. They fit the natural terrain, and;

d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts). [1.O.3.\*]

2.A.5. The County shall require that buildings be of a size and scale conducive to maintaining the rural atmosphere of the Meadow Vista area. The architectural scale of non-residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, they should be connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians. [4.6]

2.A.6. The County shall require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the area. [1.O.4.\*]

2.A.7. The County shall require that new development at entrances to the community be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish a distinct identity for Meadow Vista. [1.O.5.\*]

2.A.8. The County shall require that new development in the central town area, especially in any future "town square," provide activity pockets which include such features as benches, sitting ledges, and mini-parks along pathways, trails, and sidewalks as pedestrian amenities.

2.A.9. The County shall require that *specific plans* include design guidelines for all types of development within the area covered by the plan. [1.O.2.]

Goal 2.B: To ensure that development projects complement the rural nature of the area by minimizing the visual impact of manmade features on the rural landscape. [GOAL 1, 12/30]

## Policies

2.B.1. The County shall ensure that rural residential and rural estate projects in the Plan area conform to/implement the Placer County Rural Design Guidelines.

2.B.2. The County shall require landscaping to be used to reduce the visual impact of all structures, including solid fences. Native vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open space. [2.4]

2.B.3. The County shall require that where natural features are not available, landscaped

buffer yards shall be provided to minimize the adverse effects of higher intensity uses. [5.1]

2.B.4. The County shall ensure that the design of any new road or major road improvement project within Meadow Vista maintains that the scenic and rural qualities of the area will be maintained. Such design shall minimize impacts upon natural resources, agricultural lands, and historic sites. [3.4, 12/30]

2.B.5. The County shall discourage the use of solid fences around property.

2.B.6. The County shall discourage new and encourage the modification/removal of existing outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky. [1.O.9.\*]

Goal 2.C: To preserve and protect the existing agricultural and cultural features which give Meadow Vista its unique rural identity. [GOAL 4]

#### Policies

2.C.1. The County shall require that the subdivision of property containing existing structures of cultural or aesthetic merit be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood design. [4.1]

2.C.2. The County shall require that the structures of historic or architectural significance are identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design. [4.2]

Goal 2.D: To take advantage of the best energy technology to maximize the energy efficiency of all buildings and structures. [GOAL 6]

#### Policies

2.D.1. The County shall promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures. [6.1]

Goal 2.E: To establish an economically viable and vital downtown commercial village which is well designed to blend and complement the rural area and offers as many services as practical. [GOAL 7]

## Policies

2.E.1. The County shall establish thematically consistent design elements for the commercial village. [7.4]

2.E.2. The County shall require architectural design review which allows variation in style but achieves a unified result by using common elements such as trees, plants, lighting, walkways, building materials, etc. encouraging both variation and repetition. [7.6, 12/30]

2.E.3. The County shall encourage the development of a new post office and community center in a central location within the downtown business district built around a town square. [7.7, 12/30]

2.E.4. The County shall work with the Placer Hills School District to redesign/rebuild its existing school campus on Placer Hills Road during the plan life to become an integrated part of the downtown area. [7.8]

2.E.5. The County shall require that display windows on new buildings in the downtown area be built facing the street. [7.10]

2.E.6. The County shall encourage pedestrian circulation by having collective parking lots between clusters of buildings rather than individual parking lots for each building. [7.11]

2.E.7. The County shall review the appropriateness of adding alternative routes to Placer Hills Road in the central town area, such as a loop road or roads, to accommodate an expanded (width) commercial area, including the possibility of a future "town square."

2.E.8. The County shall encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments. [7.15]

2.E.9. The County shall limit night lighting, visible from the exterior of a building and the project's boundaries to that necessary for security, safety, and identification. Night lighting shall also be screened from adjacent, residential areas and not be directed in an upward manner nor beyond the boundaries of the parcel on which the building is located. [7.1]

Goal 2.F: To create residential development which complements the rural surroundings,



demonstrates an appreciation of natural open space areas, provides opportunities for non-auto transportation alternatives, and accommodates/encourages neighborhood interaction. [GOAL 8, 12/30]

## Policies

2.F.1. The County shall develop a neighborhood design plan for the community that emphasizes pedestrian connectors within neighborhoods as well as between other residential areas. Other themes to be emphasized include small neighborhood parks, and school/county transit bus stops, where appropriate. [8.8]

2.F.2. The County shall encourage property owners to leave a pathway adjacent to roadways for pedestrian use. [8.10]

2.F.3. The County shall require subdivision design to provide opportunities for interaction within the project site, as well as with the surrounding environment.

Goal 2.G: To protect the visual and scenic resources of Placer County as important quality-of-life amenities for county residents and a principal asset in the promotion of recreation and tourism. [Goal 1.K]

## Policies

2.G.1. The County shall require that new development in scenic areas (e.g., river canyons, lake watersheds, scenic highway corridors, ridgelines and steep slopes) is planned and designed in a manner which employs design, construction, and maintenance techniques that:

- a. Avoids locating structures along ridgelines and steep slopes;
- b. Incorporates design and screening measures to minimize the visibility of structures and graded areas;
- c. Maintains the character and visual quality of the area. [1.K.1.]

2.G.2. The County shall require that new development in scenic areas be designed to utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes. [1.K.2.]

2.G.3. The County shall require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas. [1.K.3.]

2.G.4. The County shall require that new development incorporates sound soil conservation practices and minimizes land alterations. Land alterations should comply with the following guidelines:

- a. Limit cuts and fills;
- b. Limit grading to the smallest practical area of land;
- c. Limit land exposure to the shortest practical amount of time;
- d. Replant graded areas to ensure establishment of plant cover before the next rainy season; and
- e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development. [1.K.4.]

2.G.5. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain. [1.K.5.]

2.G.6. The County shall require that new development on hillsides employ design, construction, and maintenance techniques that:

- a. Ensure that development near or on portions of hillsides do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
- b. Include erosion and sediment control measures including temporary vegetation sufficient to stabilize disturbed areas;
- c. Minimize risk to life and property from slope failure, landslides, and flooding; and
- d. Maintain the character and visual quality of the hillside. [1.K.6.]

2.G.7. The County shall require the number and extent of roadway cuts and fills required in construction, reconstruction, and road maintenance be kept to a minimum consistent with standard design practices. [3.3]

2.G.8. The County shall require that roads, trails, and paths be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such

facilities shall be designed for economical maintenance. [3.6]

2.G.9. The County shall ensure that roads and other public works' projects incorporate aesthetic values, as well as utility, safety and economy. [2.2]

## IMPLEMENTATION PROGRAMS

1. New development projects shall be reviewed for consistency with the Community Design Section's goals and policies contained herein, the Rural Design Guidelines, and the County's Design Guidelines and Landscape Design Guidelines available under separate cover at the Planning Department.

Responsible Agency/Department: Principally Planning Department, but may involve other Land Development Departments/Meadow Vista Design Review Committee

Time Frame: Ongoing

Funding: Permit Fees

2. Incorporate the design guidelines for the MVCP area contained herein, into the Placer County Design Guidelines, Special District Guidelines.

Responsible Agency/Department: Planning Department

Time frame: As a part of the MVCP update

Funding: General Fund

## III. DISCUSSION

### 1. Design Guidelines

A set of design guidelines (for incorporation into the Placer County Design Guidelines, Special District Guidelines section) has been adopted for the community of Meadow Vista, which in conjunction with the Community Plan, is intended to promote a rustic, rural village theme in its commercial development and help distinguish the Meadow Vista area from other areas in the County through the identification of design, materials, colors,

and landscaping deemed appropriate for the area. The Meadow Vista Design Review Committee has been instrumental in updating these guidelines which were originally adopted by the County in 1983.

New construction should include the parameters that follow. In addition, figures are included to provide visual examples of appropriate implementation of these parameters.

#### A. Architecture

... Rustic, rural village concept.

... Contemporary architecture using natural materials may be acceptable.

... Moderate to steep pitched roof (minimum pitch of 5 in 12 required for majority of roof area).

... Unique features such as covered porches with supporting pillars are encouraged.

... Significant wall articulation and multi-planed roofs are required.

#### B. Materials

... Natural wood (or materials used to simulate wood).

... Brick.

... Rock and stone (or veneer that closely resembles such materials).

... Split face concrete block.

... Fire resistant shingles (e.g. asphalt, concrete, tile).

#### C. Colors

... Muted natural hues including browns, greens, or blues as the dominant color.

... Trim colors may vary to harmonize and/or accent the dominant color.

... Bright and glaring colors (e.g. primary colors, fluorescent colors, etc.) are to be

avoided.

#### D. Signs

... Sign colors and materials shall be those listed above under Materials and Colors.

... Freestanding signs shall not exceed a height of 15' and be no higher than the principle roof line of the tallest building on the parcel.

... Freestanding signs shall not exceed an area of 24 square feet of sign copy.

... Freestanding signs shall be either a monument style or post with a planter base.

... Building signs shall not exceed 24 square feet. On buildings with covered walkways along the building frontage, two additional square feet of signage may be placed under the cover and perpendicular to the building.

... In the case of a building with two or more tenants, the building owner is responsible for submitting and obtaining approval of a master plan for the signage for the building including size, material, color, and location. Individual tenant signs should be reviewed for size, material, color, and location to ensure harmony between the sign and the building design and surrounding environment.

... Sign designs permitted include monument, post with planter base, and building.

... Non-illuminated signs are encouraged. If illuminated, such illumination shall be low intensity, defused, stationary and constant.

... Signs shall be non-moving, stationary structures (all components).

... If translucent material is used, it shall comprise a minor portion of the sign surface.

... International standard symbols are favored for directional signs.

#### E. Landscaping

... Preservation of native plant material shall be encouraged.

... Emphasis shall be placed on creating significant landscape areas which include native and the non-native, drought tolerant plant materials.

... Encourage repetition of landscaping elements from one property to another to provide a unifying effect.

... Provide a landscaped buffer area with a pedestrian pathway/sidewalk between roads and parking lots or buildings.

... Landscape areas shall include a substantial number of deciduous trees for summer shade and winter sun.

... All landscape areas shall be irrigated automatically.

## Figure 2.1

### Desirable Features in Rural Areas

#### F. Parking

... Off-street parking shall be separated from roads by planters, retaining walls, fences, curbs, islands or other landscaped separators.

... In an effort to encourage pedestrian circulation and a town square concept, collective parking lots are preferred over individual parking lots for each building.

#### G. Pedestrian Access

... Areas shall be designated for safe pedestrian travel in front of, as well as, to and from business establishments.

... Adjacent parcels shall be connected by pathways/sidewalks.

#### H. Lighting

... Outdoor lighting shall be directed downward and screened to minimize light pollution of the night sky and spill-over of light onto surrounding properties and roads.

... Outdoor lighting shall be limited to that necessary to provide public safety.

... Provide for a reduced lighting standard when the business and/or property is not in use.

## I. Utilities/Drainage

... All utilities shall be undergrounded within the project's property boundaries.

... Adequate drainage systems must be integrated into the overall design and landscaping plan.

### Figure 2.2

#### Example of Shared Parking Facilities

## J. Supplementary Guidelines for Professional Office Zoned Areas

... Buildings shall be of residential exterior design.

... Exterior materials shall not be metal, but rather wood, brick, stone, or other materials typical of residential-style construction. Exceptions may be made for roofs under special conditions.

... Parking areas shall be located out of view of adjacent residential areas, where possible.

... Access to parking lots and service entrances shall not be from residential roads, if possible.

... Exterior lighting shall be directed downward and screened to eliminate shining onto adjacent residential areas or into oncoming vehicular traffic.

... Signs shall be located so as not to be visible from adjacent residential areas, if possible.

## 2. Scenic Corridors

The scenic corridors are areas of special concern for protecting hillside and ridgelines, areas of unique vegetation, and areas which provide scenic vistas.

Goals and policies contained in the Plan and the Placer County Rural Design Guidelines require landscaped corridors along circulation routes, minimum disturbance to vegetation and natural terrain, and landscaping that visually integrates development with the natural qualities of the Plan area. Each project will be reviewed during the development review process to ensure that elements of the Rural Design Guidelines and the Plan's goals and

policies have been incorporated into the project design.

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## **Meadow Vista Community Plan Section 3: Population and Housing**

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### **I. PURPOSE**

The purpose of this section is to discuss historic and projected population growth and to determine present and future housing needs with the ultimate goal of providing adequate housing for all economic segments of the community.

Note: The Goals and Policies of the Placer County General Plan (PCGP) Housing Element apply within this Community Plan area. The following information contains more specific housing and population information relative to the Meadow Vista Community Plan area.

### **II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

#### **GOALS AND POLICIES**

##### **Affordable Housing Supply**

Goal 3.A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories. [Goal 2.A]

##### **Policies**

3.A.1. The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification. [2.A.1.]

3.A.2. The County shall encourage the construction of second residential units on properties that meet the development standards as a means of increasing the supply of affordable housing. [1.3]

Goal 3.B: To enhance the quality of residential development in the Meadow Vista. [Goal 2.B]

#### Policies

3.B.1. The County encourages residential development in Meadow Vista of high architectural and physical quality, compatible with neighboring land uses. [2.B.1.]

3.B.2. The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes. [2.5]

#### Conservation/Rehabilitation

Goal 3.C: To conserve Meadow Vista's current stock of affordable housing. [Goal 2.C]

#### Policies

3.C.1. The County shall continue to make rehabilitation loans to low income households from its Community Development Block Grant (CDBG) program revolving loan funds. [2.C.1.]

3.C.2. The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing. [2.C.2.]

3.C.3. The County shall encourage private financing of the rehabilitation of housing. [2.C.3.]

3.C.4. The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses. [2.C.4.]

3.C.5. The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should

be provided relocation assistance. [2.C.5.]

3.C.6. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces. [2.C.7.]

## IMPLEMENTATION PROGRAMS

### Housing Programs

Placer County has developed the following programs to assist in providing adequate housing for all economic segments of the community.

1. Adopted an ordinance that allows for a "second residential unit" either attached or detached with separate living facilities for one or more persons to be constructed in residential zone districts providing a Conditional Use Permit is first obtained and certain standards are satisfied.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

2. Amended the "second residential unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant.

Responsible Agency/Department: Planning Department

Time Frame: 1994/95

Funding: General Fund

3. Adopted a density bonus ordinance for rental units which provides for additional units over the general plan or zoning limitation of a parcel, assuming the developer requests to build a portion of the units for very low or lower income households. Units must be affordable based on HUD Section 8 income requirements.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Public/Private

4. The County continues to participate in the Community Development Block Grant Program to provide infrastructure and housing rehabilitation grants and loans.

Responsible Agency/Department: Community Services Department

Time Frame: On-going

Funding: Public/Private

5. Private developers are encouraged to participate in the Federal and State Housing programs designed to provide for low and moderate income housing.

Responsible Agency/Department: Public/Private Partnerships

Time Frame: On-going

Funding: Public/Private

6. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: General Fund

7. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department

Timing: 1995

Funding: Various

The following are some additional implementation programs that were identified as a part of the PCGP Housing Element to help promote affordable housing and that may be applicable to the Plan area: See Pages 55 through 60 of the PCGP Housing Element for detailed implementation information on individual programs.

8. The County will continue to implement the permit streamlining program for residential projects.

Responsible Agency/Department: Planning Department

Funding: General Fund

Time frame: Ongoing

9. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as temporary second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

10. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department

Time Frame: 1995

Funding: General Fund

11. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent.

Responsible Agency/Department: Planning Department

Time Frame: 1995

Funding: General Fund

12. The County will adopt an ordinance or resolution waiving 50 percent of the development related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households.

Responsible Agency/Department: Board of Supervisors

Time Frame: 1995

Funding: General Fund

13. The County will adopt a mobile home park conversion ordinance. Such an ordinance shall (a) discourage the permanent loss of mobile homes, (b) provide long-term notice to tenants prior to conversion, (c) provide options for tenant purchase, (d) shall require relocation assistance for households displaced when such a conversion is approved, and (e) conform to other applicable provisions of State Law.

Responsible Agency/Department: Planning Department

Time Frame: 1995

Funding: General Fund

14. The County shall change the commercial land use zoning designations of the existing mobile home park to Medium Density Residential to discourage the mobile home park from being converted to commercial use yet allowing other types of affordable housing.

Responsible Agency/Department: Planning Department

Time frame: As a part of the MVCP update

Funding: General Fund

Since the Meadow Vista area does not include a substantial amount of land available for higher density residential uses or the infrastructure necessary to provide affordable housing, it is expected that the Plan area will provide a minimal amount of affordable housing for the County. Areas in the County which have the resources to provide affordable housing include Auburn/Bowman, Tahoe City/Kings Beach, and new development areas designated during the County-wide General Plan Update. The Plan area will need to rely primarily on second residential units and a small number of units that may be constructed within the Commercial district to provide the area's affordable housing.

Energy Conservation

15. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department

Time frame: Ongoing

Funding: General Fund

16. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department

Time Frame: Ongoing

Funding: General Fund

17. As part of the MVCP update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund (already funded)

18. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department

Time Frame: Ongoing

Funding: General Fund

19. The County shall review its interpretation and application of building codes, to see that they are not acting as barriers to the development of innovative approaches to meeting the needs of fire resistant, low cost and/or energy-efficient housing.

Responsible Agency/Department: Building Department

Time Frame: Ongoing

Funding: General Fund

### III. DISCUSSION

#### 1. Population

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in the sizing of transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the



use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area can significantly alter the actual growth rate.

## 1.1 Historical Growth

There were approximately 4,087 persons living within the Meadow Vista Community Plan area in 1990 (source: 1990 Federal census). Projection A is based on the assumption that the Meadow Vista area will grow at a rate of 1.1%, based on the Sacramento Area Council of Government's 1995 projection for the unincorporated area of Placer County. This projection leads to the conclusion that 5,086 people will reside in the Plan area by 2010. Projection B is derived from the PCGP and is based upon a variety of assumptions. The PCGP determined that the unincorporated areas of Placer County would grow at a 2.1% growth rate over the next 15 years. This projection would indicate that 6,193 people would reside in the Plan area by 2010. When the Plan area reaches its holding capacity, which occurs when the area is completely built out, the total population is projected to be no more than 7,471 persons. Thus, adequate land has been designated to accommodate the projected growth even at the higher growth rate.

## 2. Housing

### 2.1 Existing Condition

Based on the 1990 U.S. Census, there were approximately 1,568 housing units in the Plan area. The number of vacant units is based on a 4.97% vacancy rate from the 1990 census.

Table 3.1 shows that the primary housing type is the single-family dwelling with 97% of the units being of that type. Nettleton Mobile Home Park (MHP) contains 1.5% of the total units and the remaining 1.5% of the units are multi-family (2-4) units. The predominance of single-family housing units is a reflection of the demand for this type of housing and the rural character of the Plan area.

According to the 1990 census, the median household income in the Meadow Vista area was \$42,857 which was higher than the County average of \$37,601. There were approximately 31.7% of the residents reporting incomes of less than 80% of the County median which is the standard for determining low income. The majority of persons were employed in either the executive administration, management, professional, or the administrative support fields.

### 2.2 Housing Need

The need for future housing is based on the community's projected population. These

increased population figures would indicate a demand for approximately 400 additional housing units by the year 2010 based on Projection A and 843 additional housing units based on Projection B as illustrated in Table 3.2. When the Plan area reaches its holding capacity, there will be approximately 2988 housing units.

Table 3.3 indicates that an additional 25 units of a type of housing other than single-family (e.g. multi-family, mobile home park units) will be needed in the Plan area by 2010. Since the County has had very few applications for new mobile home parks in the past 18 years and the cost of suitable land has skyrocketed in recent years, it appears very unlikely that a new mobile home park will be provided in the near future. It is the intent of this Plan to help preserve the mobile home park as a source of affordable housing for the area.

## 2.3 Affordable Housing

The PCGP Housing Element, updated in 1992, provides background information on a number of County-wide goals, policies, and programs on affordable housing related issues (see Pages 52-60 of that document). The affordable housing goal of the Housing Element is:

**GOAL: TO PROVIDE A CONTINUING SUPPLY OF AFFORDABLE HOUSING TO MEET THE NEEDS OF EXISTING AND FUTURE PLACER COUNTY RESIDENTS IN ALL INCOME CATEGORIES.**

As mandated by the State, the County is required to provide its fair share of affordable housing as determined by the appropriate regional housing need. This regional allocation has been determined by the Sierra Planning Organization, for the period between 1990 and 1997, and is shown in Table 3.4. The housing need identified here is for the Meadow Vista Community Plan area. Since 1990, permit records indicate that within the Plan area 13 second-residential units, which could help to address the very low income needs, have been approved. In addition, 135 other housing units have been started since 1990. A small portion of these are likely to address the need for moderate income housing. Also shown on this table is the annual income limits for each category as well as affordable housing costs.

Table 3.1

## Meadow Vista Housing Types

1990

HOUSING TYPE	HOUSING UNITS	VACANT UNITS	OCCUPIED UNITS
Single Family Dwelling	1,522	19	1,503
Multi- Family (2- 4)	24	0	24
Mobile Home Park	22	0	22
TOTAL	1,568	19	1,549

Table 3.2

## Projected Meadow Vista Housing Need

Population		Percent	Population	Population	Average	# of New
1990		Growth	2010	Increase	Household	Units
				1990-2010	Size	Needed
A	4,087	1.1%	5,086	999	2.5	200
B	4,087	2.1%	6,193	2,106	2.5	843

Table 3.3

## Projected Meadow Vista Housing Need by Housing Type

(Based on Current Distribution of Housing Available)

% of Housing Type	Existing Housing Type	Units 1990	Additional Units 2010	
			1.1%	2.1%
			Growth	Growth
97.1%	Single Family	1,522	388	818
2.9%	Other (Multi-Family, Mobile Home Park)	46	12	25
TOTAL		1,568	400	843

Table 3.4

## Unincorporated Placer County Regional Housing Allocation

Income Category	Annual Income*	Monthly Housing Costs	1990- 1997**  Additional Housing  Units Needed for  Plan Area
Very Low	15,800 - 29,750	395 - 744	60
Low	25,250 - 47,650	631 - 1,191	45
Moderate	31,570 - 59,080	789 - 1,477	55

\* Range reflects 1-8 persons per household. Information from the Department of Housing and Community Development.

\*\* Information from Sierra Planning Organization. These figures are based on an average growth rate of 2.19%. These figures represent the percentage of households in the County located within the Meadow Vista Community Plan area.

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## **Meadow Vista Community Plan**

### **Section 4: Transportation and Circulation**

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### **I. PURPOSE**

The Transportation and Circulation Section of the Meadow Vista Community Plan is intended to serve the following five purposes: establish goals and policies to guide the development of the transportation system; describe existing transportation conditions and circulation features within the Plan

area; describe future transportation conditions resulting from development of the Plan area in accordance with proposed land uses; identify improvements to, and development of, the transportation system to insure the provision of a safe, efficient and multi-modal transportation system consistent with the established goals and policies, and; identify a method for financing the identified transportation needs in the plan area.

### **II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

#### **GOALS AND POLICIES**

##### **Streets and Highways**

Goal 4.A: To provide for the long-range planning and development of the county's roadway system to ensure the safe and efficient movement of people and goods. [Goal 3. A]

## Policies

4.A.1. The County shall plan, design, and regulate roadways in accordance with the functional classification system established in the Placer County General Plan and reflected in the Circulation Plan Diagram contained therein. [3.A.1. \*]

4.A.2. The County shall require that streets and roads be dedicated, widened, and constructed according to the roadway design and access standards generally defined in the Placer County General Plan and the County's Highway Deficiency Report. Exceptions to these standards may be necessary but should be kept to a minimum and shall be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved by such exceptions. [3.A.2.]

4.A.3. The County shall require that roadway rights-of way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations. [3.A.3. \*]

4.A.4. The County shall encourage maximum intersection spacing on arterial roadways and thoroughfares. Driveway encroachments along arterial roadways, and to a lesser degree, collector roadways, shall be minimized. Access control restrictions for each class of roadway in the county are specified in Part I of the Placer County General Plan Policy Document (see page 29). [3.A.4.]

4.A.5. The County shall require through-traffic to be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life. [3.A.5.]

4.A.6. The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures. When Placer Hills Road is widened to three lanes, restrict on-street parking in the central town area. [3.A.6.\*]

4.A.7. The County shall develop and manage its roadway system to maintain the following minimum levels of service (LOS).

a. LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D". [3.A.7. \*]

4.A.8. The County shall strive to meet the LOS standards through a balanced transportation system that provides alternatives to the automobile. [3.A.10. \*]

4.A.9. The County shall plan and implement a complete road network including emergency access and evacuation routes to serve the needs of local traffic. [3.A.11. \*]

4.A.10. The County shall require an analysis of the effects of traffic from land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others. [3.A.12.]

4.A.11. The County shall secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards. [3.A.13.]

4.A.12. The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system. Exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and alternative sources of funding can be identified to offset foregone revenues. [3.A.14 \*]

4.A.13. As a means of maintaining the rural character of the Plan Area, the County shall limit the number and extent of roadway cuts and fills required in construction, reconstruction, and road maintenance to a minimum consistent with standard design practices.

4.A.14. As a means of maintaining the rural character of the Plan Area, the County shall insure that cut and fill slopes created by roadway, trail and path construction and reconstruction activities will be re-vegetated with native plant materials.

4.A.15. The County shall coordinate the road network and alternative transportation systems within the Community Plan area with similar systems in surrounding areas. [1.1]

4.A.16. The County shall require provisions for safe, convenient access to residences, businesses, and public facilities located in Meadow Vista. [1.2]

4.A.17. The County shall keep to a minimum the number of driveway encroachments along public roadways -- particularly along Placer Hills Road. [1.7]

4.A.18. The County shall develop a system of off-street connections between adjacent properties in the downtown area.

Goal 4B: To maintain roads, trails, and other transportation facilities at a standard which



assures safe public use. [GOAL 2]

## Policies

4.B.1. The County shall construct safety improvements and otherwise improve existing, substandard roads in the Community Plan area. [2.2]

4.B.2. The County shall provide adequate safety precautions at major intersections to improve safety for pedestrians and vehicles. Such precautions may include turn lanes, pedestrian crosswalks, or other measures. [2.4]

4.B.3. Safety shall be a heavily-weighted criterion in determining priorities for projects in the Capital Improvement Program (CIP). [2.5]

Goal 4.C: To implement a capital improvement program (CIP) sufficient to ensure that adopted levels of service for traffic on the community plan area's road network and for transit are achieved as development occurs. Ensure that sufficient funding is available to complete the road network, transit, and other projects included in the CIP.

## Policies

4.C.1. The County shall prepare a plan which describes all major improvements to roads, paths, and bikeways required to serve the community at buildout. [4.1]

4.C.2. The County shall ensure that sufficient funding is available to complete the road network, transit, and other projects included in the CIP. [4.2]

## Transportation Systems Management (TSM)

Goal 4.D: To maintain the rural character of Meadow Vista, and at the same time promote the efficient use of transportation facilities by: 1) reducing travel demand on the county's roadway system; 2) reducing the amount of investment required in new or expanded facilities; 3) reducing the quantity of emissions of pollutants from automobiles; and 4) increasing the energy-efficiency of the transportation system. [Goal 3.C]

## Policies

4.D.1. The County shall promote the use of transportation systems management (TSM) programs that divert automobile commute trips to transit, walking, and bicycling. [3.C.1.]

4.D.2. The County shall promote the use, by both the public and private sectors, of TSM programs that increase the average occupancy of vehicles. [3.C.2.]

4.D.3. The County shall work with other responsible agencies to develop other measures to reduce vehicular travel demand and meet air quality goals. [3.C.3.]

4.D.4. During the development review process, the County shall require that proposed projects meet adopted Trip Reduction Ordinance (TRO) requirements. [3.C.4.]

## Non-motorized Transportation

Goal 4.E: To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation. [Goal 3.D]

## Policies

4.E.1. The County shall promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County's major employment and housing areas and between its existing and planned bikeways. [3.D.1.]

4.E.2. The County shall work with neighboring jurisdictions to coordinate planning and development of the County's bikeways and multi-purpose trails with those of neighboring jurisdictions. [3.D.2.]

4.E.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian). [3.D.3.]

4.E.4. The County shall promote non-motorized travel (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information. [3.D.4.]

4.E.5. The County shall continue to require developers to finance and install multi-purpose paths in new development, as appropriate. [3.D.5.]

4.E.6. The County shall support the development of parking areas near access to hiking and equestrian trails. [3.D.6.]

4.E.7. The County shall encourage implementation of road-adjacent trails along Combie Road, Placer Hills Road, Meadow Vista Road, and Volley Road.

4.E.8. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts. [3.D.7.]

[See also policies/programs under Goal 6.D., Recreational Trails]

## IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Transportation and Circulation Section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/Meadow Vista Municipal Advisory Committee/Board of Supervisors

Time Frame: Ongoing

Funding: Application fees

2. Prepare/adopt an ordinance implementing traffic mitigation fees for Roadway Capital Improvement Program.

Responsible Agency/Department: Department of Public Works/Board of Supervisors

Time frame: 1995

Funding: Road Fund

3. Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area.

Responsible Agency/Department: Department of Public Works

Time frame: 1995

Funding: Road Fund

4. Coordinate transportation planning with the Placer County Transportation Planning Agency, adjacent jurisdictions and Caltrans.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: General Fund/Road Fund

5. Require land development projects to construct public transportation improvements.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: General Fund/Road Fund

6. Develop funding sources for road adjacent trails.

Responsible Agency/Department: Department of Public Works/Facility Services/Board of Supervisors

Time frame: 1996

Funding: General Fund/Road Fund

7. Pursue other sources of funding for transportation improvements.

Responsible Agency/Department: County Executive Office/Department of Public Works

Time frame: Ongoing

Funding: General Fund/Road Fund

8. Continue existing transportation construction and maintenance programs.

Responsible Agency/Department: Public Works/Caltrans

Time frame: Ongoing

Funding: Varied

### III. DISCUSSION

## 1. Existing Transportation System

The transportation system which presently serves the Meadow Vista community includes a network of streets and highways, bicycle and pedestrian paths, public transit, private transit and park and ride facilities. To provide a foundation for the development of future transportation needs in the Plan area, the existing condition of each component of the transportation system is described in this section.

### 1.1. Streets and Highways

Due to the predominance of low density residential development, automobile travel is the most prominent mode of transportation in the Meadow Vista area. Automobile travel relies on a system of streets and highways for local and regional travel. Therefore, the most important element of the transportation network is the system of regional and local roadways which serve the Plan area. The network of streets and highways that serve a community is ordered in a hierarchal fashion, ranging from the local roadways intended to serve only adjacent land uses to freeways which are intended to serve long distance, high speed travel and provide no access to adjacent properties. This hierarchy of the street and highway network includes freeways, arterials, collectors and local roadways.

Roadways serve two incompatible functions from a design standpoint: to provide mobility and to provide access to adjacent land uses. High and constant

speeds are desirable for mobility, while access to adjacent land uses is accomplished at low speeds.

The functional classification of roadways serves to emphasize the design function of roadways. Local facilities emphasize the land access function, arterial roadways emphasize a high level of mobility for through movement, and collector roadways offer a more balanced service to both functions. Only at the extremes of the functional classification system do roadways serve an exclusive function: a cul-de-sac serves a land access function only and does not serve any through traffic; a freeway serves only through traffic and provides no local land access function. Between these extremes, the functional classification of a roadway more realistically represents the function of a roadway within a continuum between the land access emphasis of local roadways and the higher speed mobility emphasis of an arterial roadway.

Existing roadways in the plan area are described below, within the context of this functional classification hierarchy.

#### 1.1.1. Freeways

Freeways are multi-lane roadways which serve to move people and goods long distances at high speeds. No direct access to adjacent properties is allowed or provided. Rather, access to freeways is provided via access ramps which connect to local and regional surface streets. All crossings of freeways are grade separated to alleviate any conflict with through travel on the freeway. Within the Plan area, I-80 is the only freeway. It is a six-lane roadway with access to the Plan area provided only at Placer Hills Road.

I-80 serves a variety of traffic purposes including interstate and inter-regional truck movement of goods; recreational travel to the attractions of the Sierra Nevada mountains, Lake Tahoe and Reno, Nevada areas, and; weekday commute travel.

While the Placer Hills Road/Clipper Gap Road interchange is the only access to the freeway which lies within the Plan Area, other nearby freeway interchanges serve traffic to/from the Plan area. These include interchanges at Applegate Road and at West Weimar Crossroad.

### 1.1.2. Arterial Roadways

Arterial roadways are streets and highways that function to move traffic at relatively high speeds between regional centers and from collectors to freeways. A secondary and subordinate purpose of an arterial roadway is to provide access to abutting properties, although the relatively high speed of traffic can lead to a conflict in these two purposes. These conflicting purposes present conditions where safety problems are a concern. For these reasons, Placer County attempts to limit the number, location and frequency of access points to arterial roadways. The only roadway within the Plan Area which can be considered an arterial roadway is Placer Hills Road.

Placer Hills Road is a two lane north/south oriented roadway which serves the heart of the Plan area. Turn lanes are provided at major intersections along Placer Hills Road, including Sugar Pine Road and Combie Road. The roadway extends from I-80 at the southern extreme of the Plan area, through the downtown area of Meadow Vista, and on north, eventually connecting to the City of Colfax, north of the Plan area. In the downtown area, Placer Hills Road provides access to numerous adjacent land uses, resulting in reduced speeds and increased turning movement conflicts.

The speed limit on Placer Hills Road varies with location, with portions south of the downtown area signed for 45 MPH travel, the downtown area signed for 25 MPH and the portions north of the downtown signed for 35 MPH. There are presently no fully functional traffic signals on Placer Hills Road from I-80 through the Plan area. There is however, a pedestrian activated signal at Placer Hills School, located in the downtown area. The intersection of Placer Hills Road at Crother Road is stop sign controlled on all three approaches.

### 1.1.3. Collector Roadways

Collector roadways are roadways which serve to "collect" traffic from local roadways and move it to arterial roadways. Speeds are typically lower on collector roadways than on arterial roadways and an important secondary role for collector roadways is to provide access to adjacent properties. While the Placer County General Plan only identifies two collector roadways in the Meadow Vista area (Meadow Vista Road and Sugar Pine Road), Combie Road, Meadow Gate Road, Lake Arthur Road and Volley Road are all roadways which exhibit characteristics of collector roadways. All of the collector roadways within the Plan area are two lane rural roadways, some with auxiliary turning lanes provided at major intersections. In the future, the connection between Bancroft Road and Sugar Pine Road along the old County right-of-way, as well as some roadways internal to the Winchester project, will serve as collector roadways.

## 1.2. Existing Roadway Conditions

### 1.2.1. Traffic Operations

Traffic operations are quantified in terms of "level of service" (LOS). LOS is a qualitative measure of the effect of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience and operation costs. LOS is expressed as a letter grade ranging from LOS "A" to LOS "F", representing progressively worsening traffic operating conditions. LOS "A" can be characterized as free-flow traffic conditions, with little or no delay. LOS "F", on the other hand, represents forced traffic flow conditions often characterized by excessive delays.

All roadways within the Community Plan area presently operate at acceptable levels of service. However, there are circulation and traffic operating conditions within the Meadow Vista community which warrant special consideration and examination. For example, delays are often experienced on southbound Placer Hills Road due to the grade and the presence of loaded gravel trucks from the quarry operations at the north end of Combie Road. These trucks, because of their weight, can not maintain highway speeds on the upgrade. This problem also exists, although not near as acute nor as often, on the uphill grade from I-80 into the community. Typically, gravel trucks travelling in this direction are not loaded and therefore are better able to maintain highway speeds.

Another area of specific concern is Placer Hills Road through the downtown area. In this area, there are numerous driveways serving adjacent land uses. Delays are caused by turning movements and speed changes by vehicle accessing these driveways. Placer Hill School is also located in this area and traffic congestion and delay are experienced during the times that school is opening and being dismissed.

### 1.2.2. Rural Characteristics

The Meadow Vista community, through community surveys and public forums, has expressed an intense desire to maintain the rural character of roadways within the Plan area. "Rural character" is hard to define, although a common feature of most roadways within the Plan area is that they do not adhere to current design standards for horizontal alignment, vertical alignment, and/or geometric cross-section. Vertical alignment refers to the undulations--the hill crests and depression sags--of a road. Horizontal alignment refers to the curviness of the roadway. Geometric cross section refers to the pavement width, lane width and shoulder width. In other words, it is not uncommon for a roadway within the Plan area to have a lot of crests and sags, be winding, have narrow pavement and lane widths and/or have no shoulders.

These "rural characteristic" features are often at odds with Plan area goals and policies, as well as the public responsibility, to provide "safe" roadways. Additionally, the non-standard features of a roadway may be appropriate for a small volume of traffic, but there is an undefined point where traffic volumes dictate that the design features of a roadway must be upgraded. Roadway improvements therefore, whether for capacity or safety purposes, must adhere to accepted engineering design standards. For this reason, the above discussed "rural characteristics," can not always be perpetuated. Certain design features can be incorporated into a roadway improvement project to reduce the impact of the project on the "rural characteristics" of the area. These features include such measures as minimizing cuts and fills and re-vegetating cuts and fills with native plantings. These tactics have been incorporated into the goals and policies of the Meadow Vista Community Plan.

On the other hand, the opposite of "rural character" is "urban character." Urban area roads often include such features as concrete curb, gutter and sidewalk; underground collection and transmission of storm waters; on-street parking; etcetera. The "rural" alternative to these features are typically off-road trails, roadside ditches and no parking. These "urban characteristics" are inappropriate for most, if not all of the Meadow Vista area and the "rural characteristics" will be predominant.

### 1.3. Public Transportation

Public transportation is provided within the Plan area by Placer County Transit, the Consolidated Transportation Services Agency and private taxi services. Each of these is discussed in the EIR.

### 1.4. Park-n-Ride Lots

Given the importance of I-80 for inter-regional travel and the increasing use of the



corridor as a weekday commute route, Park-N-Ride lots have been developed by Caltrans, Placer County and the incorporated cities in Placer County. Within the Plan area, a Park-N-Ride lot is provided at Meadow Vista Park, near the intersection of Meadow Vista Road/Placer Hills Road and just outside of the Plan area at the intersection of Placer Hills Road/Applegate Road.

## 1.5. Bikeways

Bikeways serve two major trip purposes, commute trips for work and school and recreational trips. Cyclists utilizing bikeways for work and school commute trips purposes generally are seeking safe and direct routes between origin and destination. On-street bikelanes serve this function as well as serving recreational riders.

Bikeways fall within one of three classes of design, which are characterized by the degree to which motor vehicles are separated from the bikeway. Figure 4.1 illustrates the three classes of bikeways which include:

Class I bikeways provide a completely separate facility designed for the exclusive use of bicycles and pedestrians, with cross flows by motor vehicles minimized. These are often called bike paths or bike trails.

Class II bikeways share the roadway with motor vehicles, with right-of-way on the travelled way dedicated to bicycles. Through use of the bikeway by motor vehicles is therefore prohibited, but the right-of-way could be shared with vehicle parking, and cross flows by motor vehicles is permitted. Class II bikeways are often called bike lanes.

Class III bikeways are designated by signing or other permanent markings. They share the roadway with pedestrians and motor vehicles. These bicycle facilities are often called bike routes.

The Placer County Transportation Commission developed and adopted a Bikeways Master Plan in 1988. This plan provides a blueprint for the development of a comprehensive system of bikeways on the western slope of Placer County. The Bikeways Master Plan delineates Class 3 bikeways on Lake Arthur Road and Placer Hills Road within the plan area. The Department of Public Works has been developing a Class 2 bikeway along Placer Hills Road. It currently extends from Sugar Pine Road to Combie Road.

## 2. Future Transportation Systems

### 2.1. Roadways

### 2.1.1. Future Conditions

The Meadow Vista Community Plan provides a blueprint for future land development throughout the Plan area. Proposed land use development, as envisioned by the Community Plan, will occur in a fashion which is consistent with current land use development patterns. There are few large land holdings that would result in large land development projects. The major exception to this is the Winchester property which recently received approval for the construction of a residential subdivision and golf course which will ultimately contain over 400 new homes. This project is located in the southwest portion of the Plan area, essentially spanning from Sugar Pine Road to Christian Valley. Other large holdings are located between Placer Hills Road and Lake Arthur Road in the southeast portion of the Plan Area and adjacent to Placer Hills Road, south of Crother Road. With these exceptions, most anticipated development in the Plan Area will be residential infill development, expansion of the commercial core area of the community and highway oriented service commercial in the Clipper Gap area.

The Meadow Vista community is situated such that traffic conditions within the Plan area are not heavily influenced by traffic originating outside of the Plan area. Development potential outside of the Plan area which would alter this condition is not likely to occur. Therefore, there is currently little traffic which passes through the community and substantial increases in through traffic are not anticipated.

To assess the potential impacts of future development of the Community Plan on Plan area roadways and to determine future roadway needs a traditional travel demand forecasting technique has been used. A basic travel demand forecasting task includes estimates of "trip generation," "trip distribution" and "trip assignment."

To facilitate the travel demand forecasting procedure, the entire study area has been divided into analysis zones. Within each analysis zone, an estimate of the amount of development which will occur was made based on consideration of the existing and proposed zoning, the number of vacant and under-developed parcels and an estimate of the percentage of these vacant and under-developed parcels which will develop.

The first step in the travel demand forecasting procedure--trip generation--is an estimate of the amount of new trips that new development will create. The second step in the travel demand forecasting process is to determine the "distribution" of the new trips generated. This is, in essence, an identification of the origin and destination of the new trips, some of which will be internal to the Plan area and many that will have an origin or destination outside of the Plan area. The trip distribution was estimated with consideration given to the number of trips attracted to, or produced by, each analysis zone, the type of land use and the trip purposes which are typically associated with the land uses. Finally, in the trip assignment step, new trips are accumulated on streets and roadways which link the

analysis zone of origin to the analysis zone of the destination.

Future traffic volumes on I-80 near the Plan area have been estimated based on examination of historical traffic counts reported by Caltrans. Future traffic projections and the associated level of service for Plan area roadways and for I-80 are presented in the Plan's EIR.

#### Figure 4.1

With buildout of the Community Plan area, acceptable levels of service are anticipated to be maintained on all roadways within the Plan area with the exception of Placer Hills Road. Placer Hills Road is anticipated to operate at level of service E without improvement to the roadway.

#### 2.1.2. Roadway Improvements

Improvements to Plan Area roadways are necessary to attain the desired goals and policies of the Community Plan. Generally, two types of improvements are necessary. These include capacity enhancing improvements and safety improvements. The capacity enhancing improvements are necessary to provide desirable traffic operating conditions and are necessary only on Placer Hills Road. Shoulder widening improvements are also identified as being necessary. Shoulder widening serves primarily a safety related purpose, but also serves bicyclists and pedestrians. Finally, improvements are likely to be needed on Lake Arthur Road in the Clipper Gap area in conjunction with development of highway oriented commercial uses as designated in the Community Plan. Impacts from development of this area are anticipated to be restricted to the immediate I-80 interchange and Lake Arthur Road area and will be a function of the specific uses and configuration of uses in the area. Impacts and mitigation measures will be identified during the review of proposed development in the area.

Placer Hills Road. The future traffic projections and evaluation of traffic operating characteristics indicate that in order to achieve acceptable traffic operating conditions on Placer Hills Road, widening is necessary from I-80 to north of Combie Road. This section of roadway was studied extensively by Placer County during the evaluation of the Winchester Planned Community project. This evaluation, which has been verified by the future traffic projections discussed above, revealed that a three lane roadway is necessary. The concept of the roadway is to provide two northbound lanes and one southbound lane from I-80 to the crest of the hill (south of Sugar Pine Road) and one northbound and two southbound lanes from the crest of the hill to Meadow Vista Road. This concept provides two lanes in the uphill direction on both sides of the crest, providing an opportunity for passing on the upgrades, thereby reducing delays caused by slow moving vehicles. These improvements would also include the provision of adequate shoulders.

In the downtown area, a three lane section is also needed due to projected traffic volumes. The concept in the downtown area is to have single northbound and southbound lanes with a two way center left turn lane. This reduces the delays associated with left turning vehicles accessing the numerous driveways which serve the adjacent land uses in the downtown area. A landscaped median with left turn channelization is not feasible given the existing configuration of parcels in the downtown area. In other words, left turn channelization can not be provided because of the conflicts between the numerous existing and likely future points of access to Placer Hills Road. Should development occur on a consolidation of existing parcels, a center raised median with left turn channelization may be possible. This could be accomplished within the proposed cross section of the roadway. With the widening to three lanes, adequate shoulders would also be provided. The proposed cross section through the downtown is shown in Figure 4.2.

**Bancroft/Sugar Pine Connector.** A future collector roadway is proposed to connect Bancroft Road with Sugar Pine Road along right-of-way dedicated to the County in 1886. This roadway will greatly enhance circulation between the Meadow Vista Community and Christian Valley.

**Shoulder Widening.** Roadway shoulders serve a very important safety function on rural two lane roadways. They provide space for pedestrians and bicyclists to travel out of the travel lanes, recovery areas for vehicles, storage area for disabled vehicles, etcetera. On very low volume roadways, the need for shoulders, while not diminished in importance or function, is not as acute as on higher volume roadways. With the new growth anticipated in the Plan area, traffic volumes on some of the collector roadways are expected to increase to a point where a concerted effort should be made to insure the construction of shoulders. Specifically, shoulders are anticipated to be needed on Meadow Vista Road from McElroy Road to Placer Hills Road, on Combie Road from Lakeview Hills Road to Placer Hills Road, on Sugar Pine Road from the Winchester development to Placer Hills Road and on Placer Hills Road from Combie Road north to the Plan area boundary. On other roadways, shoulders will be considered in conjunction with land development projects and County roadway improvement projects.

Figure 4.2

It is important to understand that the proposed shoulder widening improvements are required to serve projected levels of vehicular traffic. While also providing a service to pedestrian and bicycle traffic, they are not intended to fulfill the desire for road adjacent trails which serve a more recreational function.

**Signalization.** With the projected increase in traffic volumes on Placer Hills Road and intersecting roadways, it is anticipated that traffic signals will be required at three locations. The specific locations include the Placer Hills Road intersections with Lake Arthur Road, Sugar Pine Road and Meadow Vista Road.

**Improvement Timing** The improvements which have been discussed in this section have all been identified to serve the projected traffic volumes while maintaining desired levels of service or safety. None of the improvements is required to serve the existing levels of traffic in the Community Plan area. For these reasons, the improvements will be implemented as traffic levels increase and measures of effectiveness of the street system (traffic density, travel speed, travel delay, etcetera) or accident incidence dictate the need for improvement. The monitoring of traffic conditions to determine when improvements are made will occur as a normal function of the Department of Public Works. In other words, it is not the intent of the County to make any of the identified improvements until such time as they are needed.

## 2.2. Bikeways

The transportation system should encourage safe, alternative forms of transportation such as bicycling. Bikeways routes within the Community Plan area have been identified through consultation with the Meadow Vista Trails Committee and the Placer County Bikeway Master Plan developed by the Placer County Transportation Commission.

On-road bikeways have been identified to serve as an integral part of an comprehensive system of on and off-road trails. This system includes on and off-road trails identified in the Recreation Section of the Community Plan as well as an extensive (10 miles) system of bikelanes, both on and off-road, planned as part of the Winchester project. On-road bikeways are proposed to serve major through routes and major attractors of bicycle traffic - destinations such as Halsey Forebay, Placer Hills School, Sierra Hills School and Meadow Vista Park. The purpose of these bicycle facilities is to foster safe work, school and recreational bicycle trips within and through the Plan area. To this end, on-road bikelanes are proposed along the following roadways:

F Placer Hills Road through the Plan area

F Lake Arthur Road through the Plan area

F Sugar Pine Road from Placer Hills Road to the Winchester project

F Bancroft Road from Winchester connector to the Plan area boundary

## F Combie Road from Placer Hills Road to Lakeview Hills Road

## F Meadow Vista Road from Placer Hills Road to McElroy Road

These on-road bikeways can be accommodated within the shoulder widening which is also necessary along these roadways. The exceptions to this are Bancroft Road and Lake Arthur Road (from the south Plan area boundary to Pinewood Way) where traffic volumes are not anticipated to increase substantially and therefore, shoulder widening has not been identified as a necessary safety improvement. The shoulder widening identified for these two roadways is proposed for the purpose of accommodating bikeways.

### 2.3 Road Adjacent Trails

The Meadow Vista Community, through the Municipal Advisory Council, Trail Advisory Committee and Community meetings has expressed a desire for road adjacent trails along a number of roadways in the community. These trails would serve pedestrians, bicyclists and equestrians. In this respect the trails serve a dual function, both for transportation and for recreation, and therefore could fall under the purview of the Department of Public Works, the Parks and Recreation Division of the Department of Facility Services, or both. These trails are envisioned to consist of native materials where possible and therefore, their construction would entail little more than right of way or easement acquisition and minor grading. Maintenance however would be an ongoing expense. The capital improvement program, which is discussed later, identifies the need for the road adjacent trails. New development will be expected to pay its fair share toward the cost of these trails. This fair share contribution will be included in the traffic limitation zone ordinance, discussed later. The capital funding shortfall for these trails, as well as ongoing maintenance expenses, must come from other sources. Possible sources include park and recreation fees, a community-wide assessment district, a Community Service Area (CSA), etc. Identification of the source of these additional funds shall be the responsibility of the Department of Public Works and/or the Parks and Recreation Division of the Department of Facility Services.

There are measures that can be taken by the Department of Public Works to help facilitate the road adjacent trails. Such measures could include acquiring excess right of way when it is necessary for some other improvement, requesting dedication or preservation of right of way or easements as conditions of approval of development, etcetera.

### 2.4. Public Transit

Placer County Transit (PCT) is presently conducting a system-wide efficiency study. A consultant has been retained for this evaluation. All routes are being reviewed for operating performance and changes to increase efficiency and performance will be

examined. The consultant will also develop a five year plan for expansion of service. PCT has identified the Meadow Vista/Applegate and Christian Valley areas as possible areas for independent community shuttles within the next five years. The five year plan will review service needs in the Meadow Vista Community and make recommendations for consideration by PCT.

## 2.5. Capital Improvement Program

Based on the above discussion of roadway and bikeway system development, a capital improvement program has been proposed to support future development of the Plan Area. Other capital improvements may also be necessary to correct existing roadway and geometric deficiencies. However, the need for these additional improvements is not due to anticipated growth and development in the Plan area. The improvements required as a result of additional traffic generated by new growth are presented in Table 4.1.

## 2.6. Capital Improvement Funding

Placer County can not presently fund all of the needed maintenance of streets and roadways within the County. This is due to the fact that gasoline tax dollars and other highway user fees which support the Road Fund are not sufficient for maintenance needs, let alone improvements to support future development. Therefore, very little County Road Fund revenues are available for the projects presented in the capital improvement program.

To offset the anticipated capital funding shortfalls, a "Traffic Limitation" zone is proposed for the Meadow Vista Community Plan. A Traffic Limitation (TL) zone is a zoning designation which requires the payment of specified fees to be used for transportation improvements necessary to mitigate the adverse impacts of traffic resulting from residential, commercial and industrial development. The fees collected from new development are based on an analysis of the impact of traffic from the new development. This is accomplished by a three step process:

1. Development of a capital improvements program. The improvements necessary to support the Community Plan were presented earlier. However, the entire list of improvements will not be carried forward to the TL zone capital improvement program because some of the improvements will be accomplished by other means, such as requirements of project approval (specifically in conjunction with the Winchester Planned Community and in the downtown area).

The Capital Improvement Program proposed as part of the TL program is presented in Table 4.2.

2. Determination of the proportion of the cost of the capital improvement program which is attributable to new development. The need for the improvements identified as being necessary to support the Community Plan land uses is not due exclusively to traffic generated by new development. In some cases the need for improvements can be attributed to the combination of existing traffic, traffic which passes through the study area and traffic from new development. The TL program does not collect money from new development to pay for improvements that are needed to serve existing traffic or traffic which passes through the Plan area. For the improvements identified in the capital improvement program, all of the shoulder widening projects, which are primarily safety related, provide a direct benefit to existing traffic volumes. Therefore, the TL program will collect only the proportion of the cost which is attributable to new development.

3. Spread of the proportionate share of cost to the new development. The final step in developing the TL program is the equitable spread of costs to new development. Placer County has used numerous methods in the past. The method which has recently been adopted by the Board of Supervisors, and which is therefore used exclusively for new programs, is based on the concept of expressing all land uses impact in terms of dwelling unit equivalents (DUE). This method incorporates three travel related parameters to determine vehicle miles of travel created by new development. It is based on the type of land use, the P.M. peak hour trip generation of the land use, the average trip length of trips generated by the land use, and the percentage of trip generation which is "new" traffic, versus traffic already on the road which patronizes a use as part of another primary trip purpose.

A single-family dwelling unit typically generates an average of 5.02 vehicle miles of travel (VMT) in the P.M. peak hour. This rate (5.02 VMT) is therefore known as a dwelling unit equivalent (DUE) and the VMT generation of other uses is expressed in terms of DUEs. Although the precise number of DUEs that will be generated by additional development can not be determined until the exact non-residential uses are known, an estimate has been made based on specialty type commercial uses that are now prevalent in the Meadow Vista community. The estimated number of DUEs resulting from new development is 924.

With a total capital improvement cost of \$2,700,000 attributable to new development, the per DUE fee is estimated to be \$2,922.

The adoption of the TL program is a process separate from the Community Plan update. It requires an ordinance for consideration by the Board of Supervisors and certain findings mandated by State law and/or case law. The ordinance will be considered at a public hearing and will establish the improvements to be funded, the method of collection, processes for appeal and update, the actual fee to be collected, etcetera. The findings will establish that new development is not paying more than its proportionate share. Minor changes to the capital improvement program are also considered by the Board of



Supervisors and do not require a Community Plan amendment, while major changes would require amendment. The process of adoption of the TL program will follow the adoption of the Community Plan.

Table 4.1

Future Improvement Needs

ROADWAY AND LIMITS	IMPROVEMENT
Old County Road:	Construct 2 lanes
Bancroft Road to Sugar Pine Road	
Placer Hills Road:	Widen to 3 lanes*
I-80 to 1/4 Mile n/o Sugar Pine Road	Widen to 3 lanes*
1/4 mile n/o Sugar Pine to Meadow Vista Road	Widen to 3 lanes*
Meadow Vista Road to Combie Road	Shoulder widening
Combie Road to Coyote Mtn. Road	
Meadow Vista Road:	Shoulder widening
Placer Hills Road to McElroy Road	
Combie Road:	Shoulder widening
Placer Hills to Lakeview Hills	

Bancroft Road:	Shoulder widening
Placer Hills to Conifer Lane	
Sugar Pine Road:	Re-construction/ widening
Placer Hills Road to Winchester	
Lake Arthur Road:	Shoulder widening
Plan Area Boundary north to Pinewood Way	
Road Adjacent Trails:	Construct trails
Various Locations	
Signalization:	Signalization
Placer Hills Road at Meadow Vista	Signalization
Placer Hills Road at Sugar Pine Road	Signalization
Placer Hills Road at Lake Arthur Road	

\* The widening would also include provision of adequate shoulders.

Table 4.2

Proposed TL Program

Meadow Vista Community Plan

Roadway	Location	Improve- ment	Cost	Frontage  Improve- ments	Other Sources	TL Program
Placer Hills Road	I-80 to ° mile n/o	Widen to 3 lanes*	\$500,000		\$50,000	\$450,000
	Sugar Pine Road		\$960,000	\$239,000	\$96,000	\$864,000
		Widen to 3 lanes*	\$1,325,000		\$109,000	\$977,000
	° mile n/o					
	Sugar Pine to	Widen to 3 lanes*	\$248,000		\$146,000	\$102,000
	Meadow Vista Road		\$100,000		\$7,000	\$93,000
		Shoulder widening				
	Meadow Vista to n/ o Combie Road	Signalization				
	Combie Road to Coyote Mountain Road					
	At Meadow Vista Road					
Meadow Vista Road	Placer Hills Road to McElroy Road	Shoulder widening	\$151,000		\$106,000	\$45,000
Combie Road	Placer Hills Road to Lakeview Hills Road	Shoulder widening	\$147,000		\$97,000	\$50,000

Lake Arthur Road	Plan Area Boundary North to Pinewood	Shoulder widening	\$50,000		\$33,000	\$17,000
Road Adjacent Trails	Various Locations	Minor grading	\$159,000	\$16,000	\$111,000	\$32,000
Old County Road	Bancroft Road to Sugar Pine Road	Construct 2 lanes	\$188,000	\$122,000		\$66,000
Bancroft Road	Winchester Connector to Plan Area	Shoulder widening	\$13,000		\$9,000	\$4,000
			\$3,841,000	\$361,000	\$620,000	\$2,700,000

\*Includes shoulder widening and the possibility of road adjacent trails

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## **Meadow Vista Community Plan**

### **Section 5: Public Facilities and Services**

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### **I. PURPOSE**

This section of the MVCP is intended to address the Plan proposals and recommendations for the provision of adequate public facilities. In all cases the entities which actually provide these facilities and services have been consulted in the preparation of this Plan.

### **II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

#### **GOALS AND POLICIES**

##### **General Public Facilities and Services**

Goal 5.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities. [Goal 4.A]

##### **Policies**

5.A.1. The County shall require that where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary. [4.A.1.]

5.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. [4.A.2.]

5.A.3. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to install underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding. [4.A.4.]

5.A.4. The County shall encourage the development of a community center in Meadow Vista to serve community residents [4.A.5., 12/30]

#### Public Facilities and Services Funding

Goal 5.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. [Goal 4.B]

#### Policies

5.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. [4.B.1.]

5.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. [4.B.2.]

5.B.3. The County shall seek broad-based funding sources for public facilities and

services that benefit current and future residents of the county. [4.B.4.]

## Water Supply and Delivery

Goal 5.C: To ensure the availability of an adequate and safe water supply (potable and "fire flow") and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply. [Goal 4.C, 12/30]

## Policies

5.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater. [4.C.1.]

5.C.2. The County shall approve new development based on the following guidelines for water supply:

- a. Urban and suburban development should rely on public water systems using surface supply.
- b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
- c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable. [4.C.2.]

5.C.3. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies. [4.C.5.]

5.C.4. The County shall promote efficient water use and reduced water demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging water-conserving landscaping and other conservation measures;

c. Encouraging retrofitting existing development with water-conserving devices; and

d. Encouraging water-conserving agricultural irrigation practices. [4.C.6.]

5.C.5. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies. [4.C.9.]

5.C.6. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds. [4.C.11.]

5.C.7. The County shall ensure that an adequate quality and quantity of water is delivered to residents of the Meadow Vista area through continued cooperation with the Placer County Water Agency, the Meadow Vista County Water District and Midway Heights County Water District. [1.5]

5.C.8. The County shall discourage establishment of additional water treatment facilities not operated by either PCWA, Meadow Vista County Water District, or Midway Heights County Water District. [1.3]

5.C.9. The County shall encourage elimination of existing domestic canal water supplies and encourage replacement with safe water sources. [1.4]

[See also policies/programs under Goal 9.B., Water Resources]

## Sewage Collection, Treatment, and Disposal

Goal 5.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste. [Goal 4.D]

### Policies

5.D.1. The County shall promote efficient water use and reduced wastewater system demand by:

a. Requiring water-conserving design and equipment in new construction;

b. Encouraging retrofitting with water-conserving devices; and



c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible. [4.D.1.]

5.D.2. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards. [4.D.7.]

5.D.3. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for subdivisions (100 or more units) in which septic tanks are to be used. [4.D.9.]

5.D.4. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development. [4.D.10.]

5.D.5. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to non-residential areas with failing on-site systems. [4.D.11.]

5.D.6. The County shall promote technologies that permit water reuse, such as treated wastewater for irrigation, when public health is not endangered. [12/30]

## Stormwater Drainage

Goal 5.E: To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment. [Goal 4.E]

## Policies

5.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. [4.E.1.]

5.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state. [4.E.2.]

5.E.3. The County shall consider using stormwater of adequate quality to replenish local

groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands. This should occur in an environmentally and aesthetically acceptable manner without construction of large dams or canals [4.E.3., 12/30]

5.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. [4.E.4.]

5.E.5. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards. [4.E.7.]

5.E.6. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs). [4.E.10.]

5.E.7. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions. [4.E.12.]

5.E.8. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff. [4.E.14.]

5.E.9. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District). [4.E.15.]

5.E.10. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff. [4.E.16.]

5.E.11. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments. [4.E.17.]

5.E.12. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal area and to impede any dumping of materials into the canal. [4.E.18.]

## Flood Protection

Goal 5.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values. [Goal 4.F]

## Policies

5.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event. [4.F.1.]

5.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit. [4.F.2.]

5.F.3. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions. [4.F.4.]

5.F.4. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:

a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the *Placer County Flood Damage Prevention Ordinance*, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or

b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation. [4.F.5.]

5.F.5. The County shall cooperate with the Placer County Flood Control and Water

Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements. [4.F.7.]

5.F.6. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses. This should occur in an environmentally and aesthetically-acceptable manner without construction of large dams or canals. [4.F.8., 12/30]

5.F.7. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program. [4.F.9.]

5.F.8. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors. [4.F.10.]

5.F.9. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain. [4.F.11.]

5.F.10. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors. [4.F.12.]

5.F.11. The County shall require flood-proofing of structures in areas subject to flooding. [8.B.3.]

5.F.12. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate. [8.B.7.]

5.F.13. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible. [8.B.8.]

## Landfills, Transfer Stations, and Solid Waste Recycling

[Refer to the Placer County General Plan and Subsection III. Discussion, Item 5 herein]

## Public Protection

Goal 5.G. To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county. [Goal 4.H]

## Policies

5.G.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

- a. 1:1,000 for unincorporated areas
- b. 1:7 for jail population
- c. 1:16,000 total county population for court and civil officers [4.H.1.]

5.G.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service in Meadow Vista:

- a. 15 minutes in rural areas
- b. 20 minutes in remote rural areas [4.H.2., 12/30]

5.G.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards. [4.H.3.]

5.G.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards. [4.H.4.]

5.G.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design. [4.H.5.]

## Fire Protection/Emergency Response Services

Goal 5.H: To protect residents of and visitors to Meadow Vista from injury, suffering, and loss of life and to protect property and watershed resources from fires. [Goal 4.I, 12/30]

## Policies

5.H.1. The County shall encourage the Placer Hills Fire Protection District to maintain the current minimum fire protection standard (expressed as Insurance Service Organization (ISO) ratings) of ISO 5. [4.I.1., 12/30]

5.H.2. The County shall encourage the Placer Hills Fire Protection District to maintain the following standards (expressed as average response times to emergency calls):

a. Property: the arrival of the first fire apparatus at the point of need within 3 minutes "run time" 70% of the time and within 6 minutes 100% of the time.

5.H.3. The County shall encourage the Placer Hills Fire Protection District to achieve a response time equal to its run time.

5.H.4. The County shall require new development to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards. [4.I.3., 12/30]

5.H.5. The County shall work with the Placer Hills Fire Protection District to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses. [4.I.4.\*]

5.H.6. The County shall work with the Placer Hills Fire Protection District to implement ordinances to control fire losses and fire protection costs through fuel reduction management, use of automatic fire detection, control, and suppression systems. [4.I.5., 12/30]

5.H.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources. [4.I.7.]

5.H.8. The County shall work with the Placer Hills Fire Protection District to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually. [4.I.8.\*]

5.H.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances. [4.I.9.]

5.H.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation. [4.I.10.]

5.H.11. The County shall encourage the modification of vegetation around structures and developments to reduce radiant heat along fire escape routes providing for the safety of residents and fire fighting personnel. Fuel modification will reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation. These areas shall provide (1) increased safety for emergency fire equipment and evacuating civilians; (2) a

point of attack or defense from a wildfire; and (3) strategic siting of fuel breaks, fire breaks, and greenbelts.

5.H.12. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for a fire safe community, defensible space fire-resistant vegetation, cleared fire breaks and fuel breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas of Meadow Vista. [8.C.2.]

5.H.13. The County shall require that new development meet state, county, and local fire district standards for fire protection. [8.C.3.]

5.H.14. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county, and to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. [8.C.6., 8.C.9. \*]

5.H.15. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression. [8.C.7.]

5.H.16. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation. [8.C.8.]

5.H.17. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards. [8.C.11]

## Ambulance Services

Goal 5.I: To provide adequate "first response" and ambulance service to the Meadow Vista area.

5.I.1. The County shall encourage the establishment of appropriate response times standards for ambulance service and the maintenance of ambulance service at the

standards.

5.I.2. The County shall encourage the Placer Hills Fire Protection District to maintain the following standards (expressed as average response times to emergency calls):

a. Lives: the arrival of the first responder medical aid at the point of need within 4 minutes "run time" 80% of the time. [4.I.2., 12/30]

5.I.3. The County shall encourage the Placer Hills Fire Protection District to achieve a response time equal to its run time.

5.I.4. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public. [4.I.11.]

## Public Education

Goal 5.J: To provide public schools that are physically and functionally integrated with their surrounding neighborhoods. [GOAL 2]

## Policies

5.J.1. The County shall encourage schools to be planned as a focal point of neighborhood activity and interrelated with neighborhood retail uses, churches, parks, greenbelts and off-street paths whenever possible. [2.A]

5.J.2. The County shall encourage the planning for new elementary schools to be neighborhood schools so that as many students as possible can walk to school. [2.B]

5.J.3. The County shall encourage new schools to be planned adjacent to neighborhood and community parks and designed to promote joint-use of appropriate facilities. [2.C]

5.J.4. The County shall encourage new schools to link with planned bikeways, pedestrian paths and any other transportation routes wherever possible. [2.D]

Goal 5.K To ensure that school facility planning and site acquisition is coordinated between school districts and other local governmental agencies. [GOAL 3]

## Policies

5.K.1. The County shall ensure that the Meadow Vista Community Plan identifies all existing and planned school sites and incorporates new schools into the overall



neighborhood design. [3.A]

5.K.2. The school districts in the Plan area shall have future school sites approved by the State Department of Education. Choice of future school sites shall take into consideration such things as the proximity to airports, electrical power lines, gas lines, railroads and major highways. Noise impacts shall be considered in site selection and mitigation for noise impacts shall be provided. [3.C]

5.K.3. The County should support the school district's ability to acquire school sites through actions including permitting density transfers, site reservation (as authorized by State law), dedication of sites and/or land banking. [3.D]

Goal 5.L: To create service levels that are equal to or better than state standards for classroom size, school enrollment and school site size for the districts within the Plan area. [GOAL 4]

#### Policies

5.L.1. The County shall work with local school districts to ensure that school site designations on land-use plans meet or exceed state standards for school land sizes. [4.A]

5.L.2. The school districts in the Plan area shall develop a Facilities Master Plan which specifies the district's policies for grade configuration, school enrollment sizes, class sizes and school site sizes. [4.B]

Goal 5.M: To provide adequate funds to construct and/or remodel schools to keep pace with residential growth.

#### Policies

5.M.1. The community, county and the school districts will work closely to explore all possibilities for securing adequate funding of new school facilities. Local resources may include the dedication of school sites, developer fees, development agreements, Mello-Roos, CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc. [5.A]

5.M.2. The County shall require that before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided

concurrently with the need generated by the proposed development.

5.M.3. The County shall require residential projects proposed prior to completion of planned school facilities to include phasing conditions, which ensure that the project does not generate students in excess of available capacity at relevant districts schools. [6.B.]

Goal 5.N. To ensure that higher education programs and facilities offered by Sierra College are available to the Meadow Vista area to serve the community's needs. [Goal 7]

## Policies

5.N.1. Consider the joint and reciprocal use of facilities, equipment and personnel resources. The Meadow Vista area might serve as mini college-community centers and the college as a learning resource lab for their students and staff. [7.A]

5.N.2. The County shall require new development to provide tele-communication facilities (e.g. cable access, additional telephone lines for computer modems, etc.) which allow access to higher education programs.

## Utilities

Goal 5.O. To prepare for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

## Policy

5.O.1. The County shall encourage prudent avoidance of electric and magnetic fields (EMF) wherever new discretionary projects are located close to electric transmission lines, substations, and other significant sources of electric and magnetic fields (EMF). The County will also encourage prudent avoidance where new sources of EMF are constructed close to places of human occupancy. Prudent avoidance means that, where possible, exposure to electric and magnetic fields (EMF) should be eliminated or reduced by means and/or alternatives which are low-cost in comparison to the monetary value of the project at hand, or which cost nothing. Measures may involve increasing distances from sources of EMF, or reducing EMF fields in response to California Public Utilities Commission (PUC) direction, or both.

## IMPLEMENTATION PROGRAMS

### General

1. Review development projects for compliance with the goal, policies, and specific discussions contained in the Public Facilities and Services Section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/MVMAC/Planning Commission/Board of Supervisors

Time frame: Ongoing

Funding: Application fees

2. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

Responsible Agency/Department: Public Works Department/Facility Services Department/Special Districts/Planning Department

Time Frame: FY 94-95; ongoing

Funding: General Fund

3. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

Responsible Agency/Department: County Executive/Public Works Department/Facility Services Department/Planning Department

Time Frame: Ongoing

Funding Source: Community Service Areas/Road Fund/General Fund

4. The County should prepare a capital improvement program (CIP) or area facilities plan and update it annually.

Responsible Agency/Department: County Executive/Department of Public Works/Planning Department

Time Frame: As part of the MVCP update

Funding Source: General Fund

5. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsible Agency/Department: Project Proponents

Time Frame: Ongoing (letters to be provided prior to final project approval)

Funding: N/A

6. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsible Agency/Department: Public Works Department

Time Frame: FY 94-95; ongoing

Funding: General Fund/Permit Fees

Public Facilities and Services Funding

7. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas.

Responsible Agency/Department: Department of Public Works/Facility Services  
Department/Planning Department/County Executive/County Counsel/Board of Supervisors

Time Frame: FY 94-95

Funding Source: General Fund

8. The County shall adopt fee schedules for new development to fund needed public facilities and services.

Responsible Agency/Department: Department of Public Works/Facility Services  
Department/Planning Department/County Executive/County Counsel/Board of Supervisors

Time Frame: FY 94-95

Funding Source: General Fund

Water Supply and Delivery

9. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:

- a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
- b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems);
- c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and;
- d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

Responsible Agency/Department: Division of Environmental Health/Domestic water purveyors/California Groundwater Association (a professional organization)

Time Frame: As funding becomes available

Funding: User fees/CSA fees for service/Grants and loans

10. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.

Responsible Agency/Department: Division of Environmental Health/Major water purveyors

Time Frame: As needed

Funding: State MOU funds/General Fund

11. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

Responsible Agency/Department: Health Department/Department of Public Works

Time Frame: As needed

Funding: General Fund or other identified source

12. Initiation and implementation by the Health Department of an education and enforcement program leading to the replacement of canal-served water supplies with safe water sources.

Responsible Agency/Department: Division of Environmental Health/Water Purveyors

Time frame: On-going

Funding: General Fund/User fees

13. In situations where the County has review authority, require mitigation for impacts resulting from new water system facilities.

Responsible Agency/Department: Department of Public Works

Time frame: On-going

Funding: Permit fees

14. Enforce the provisions of Placer County Code section 19.100 e. requiring that wherever a Meadow Vista County Water District, Midway Heights County Water District, or PCWA treated water main exists nearby, each new land development project shall be required to extend treated water into said development as a condition of approval.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Impact Fees

15. Before allowing individual wells to be the domestic water source in new land developments require, as part of the environmental review process, demonstration through test wells, water quality analyses, and where appropriate through groundwater pumping and modeling, that the groundwater be a reliable and adequate source of and potable water to each user.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Permit Fees

16. Wherever groundwater quality fails to meet any of the primary or secondary public drinking water standards, or where groundwater depletion may occur as a result of proposed uses, treated domestic water shall be required as a condition of approval of new projects.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Permit Fees

17. Where study shows that groundwater quality and/or quantity may be adversely affected by "harvesting," extension of Meadow Vista County Water District, Midway Heights, or PCWA treated water shall be required into the development.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Impact Fees

18. As part of the groundwater monitoring and modeling program employed by the Environmental Health Division, the locations where polluted groundwaters are discovered shall be reported to the appropriate water purveyor.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: General Fund

19. Where study shows that groundwater can likely be used without adversely affecting quality or quantity, require that appropriate monitoring programs be established.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Impact Fees

20. Where treated surface water is not available, require that surface irrigation water from a canal system be provided to each new development utilizing individual wells wherever possible to minimize impacts of groundwater drafting.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Impact Fees

21. Prohibit wells as the water source for any "community" water systems to serve multiple users in new developments.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Permit Fees

[See also Implementation Programs under Natural Resources Section, Items 9-15]

Sewage Collection, Treatment and Disposal

22. Undertake more precise studies of areas identified as being in need of community sewer service.

Responsible Agency/Department: Division of Environmental Health/ Department of Public Works



Time frame: 1993-95

Funding: General Fund

23. Require that all land subdivisions of 100 or more lots utilizing onsite sewage systems be included in a CSA Zone of Benefit which provides for the inspection of septic system maintenance, operation and pumping, and which provides monitoring for impacts of such systems upon groundwaters.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Impact Fees

24. On-site sewage treatment and disposal shall only be permitted on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: General Fund/Permit Fees

25. Pursuant to County Ordinance (Chapter 4, Subchapter 1, Section 4.45), require that as part of the environmental review process, each new development proposing to use onsite sewage disposal systems be required to provide appropriate soils testing and study, and be required to provide acceptable preliminary onsite sewage disposal system designs.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Permit Fees

26. Where testing cannot establish acceptable onsite sewage system designs, require reduced density by elimination of lots which cannot sustain onsite sewage disposal systems.

Responsible Agency/Department: Division of Environmental Health

Time Frame: On-going

Funding: Permit Fees

Stormwater Drainage

27. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsible Agency/Department: Department of Public Works/Board of Supervisors

Time Frame: Ongoing

Funding: Development Fees/General Fund

28. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsible Agency/Department: Department of Public Works/Board of Supervisors

Time Frame: Ongoing

Funding: Development Fees/General Fund

29. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsible Agency/Department: Department of Public Works/Flood Control and Water Conservation District/Department of Environmental Health

Time Frame: FY 94-95; ongoing

Funding: General Fund

Flood Protection

30. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance. [4.F.13.]

Responsible Agency/Department: Department of Public Works

Time Frame: Ongoing

Funding: Permit fees

31. The County shall continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding. [5.3.]

Responsible Agency/Department: Planning Department/Department of Public Works

Time Frame: Ongoing

Funding: Permit fees

Law Enforcement

32. Implement the law enforcement goals and policies of the Communtiy Plan designed to reduce response time and maintain sheriff's department staff levels at an acceptable level.

Redevelopment Agency/Department: County Sheriff's Department/Board of Supervisors/  
Land Development Departments

Time Frame: Ongoing

Funding: General Fund

33. Consult with the Placer County Sheriff's Department during the review of new development plans to ensure that public safety aspects, including adequate lighting, circulation, etc., are provided.

Responsible Agency/Department: Land Development Department/County Sheriff's  
Department

Time Frame: Ongoing

Funding: Permit fees

## Fire Protection

34. Require new development plans be submitted to the local fire district and CDF for review and approval prior to final map approval and/or issuance of certificates of occupancy, as appropriate.

Responsible Agency/Department: Land Development Departments

Time Frame: On-going

Funding: Permit Fees

35. Require land developers to pay in lieu fees, dedicate land, or purchase equipment as necessary to ensure adequate fire protection facilities are available as the Plan area builds out.

Responsible Agency/Department: Servicing Fire Districts

Time Frame: Ongoing

Funding: Impact fees

36. Continued provision by CDF of wildlands protection of State Responsibility Area lands throughout the Community Plan area, and provision of contract services as needed.

Responsible Agency/Department: Board of Supervisors, California Department of Forestry

Time frame: Ongoing

Funding: General Fund

37. Inspect all new construction and remodel projects for fire code compliance prior to issuance of certificates of occupancy.

Responsible Agency/Department: Placer County Building Department/Placer Hills Fire Protection District

Time frame: Ongoing

Funding: User fees

38. Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.

Responsible Agency/Department: Placer County Building Department/Placer Hills Fire Protection District

Time frame: Ongoing

Funding: User fees

39. Establish training requirements with fire fighter certification for paid fire fighters and volunteer fire fighter certification for on-call fire fighters.

Responsible Agency/Department: Placer Hills Fire Protection District

Time frame: Ongoing

Funding: District funds

Public Education

40. Identify existing and potential school sites and delineate the sites on Land Use Map.

Responsible Agency/Department: County Office of Education/Planning Department

Time frame: As a part of the Meadow Vista Community Plan update

Funding: General Fund

41. Ensure land use compatibility between school sites and surrounding uses.

Responsible Agency/Department: Planning Department

Time frame: As a part of the Meadow Vista Community Plan update and on an on-going basis as a part of environmental review/project review

Funding: General Fund and Permit fees

42. School districts shall have primary responsibility for ensuring that school facilities

exist, or will exist in a timely manner, to accommodate projects student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project. [6.D.]

Responsible Agency/Department: Planning Department, School Districts

Time frame: Ongoing

Funding: Permit fees

Utilities

43. Review projects for compliance with the EMF doctrine of prudent avoidance.

Responsible Agency/Department: Division of Environmental Health

Time frame: Ongoing

Funding: Permit Fees

### III. DISCUSSION

#### 1. Water Supply

Domestic water in the Plan area is principally supplied by three agencies: Midway Heights County Water District, Meadow Vista County Water District, and Placer County Water Agency (PCWA). Figure 5.1 shows the water service area boundaries of these agencies. In addition, many individual parcels and

Figure 5.1

developments are supplied with pumped groundwater by individual wells and a number of residences continue to utilize direct connections to irrigation ditches as a water supply.

#### 2. Sewage Disposal

Sewage disposal in the Plan area is accomplished solely through on-site septic tank and leach line systems. Although this does not pose any significant problems throughout most of the Plan area where larger sized parcels exist, the more developed central town area has historically experienced sewage disposal difficulties. This area is generally low-lying and its soil types pose limitations, which during periods of heavy loading due to use and during periods of soil saturation during the wet winter season, systems have sporadically backed up, overflowed, and shown other signs of failure. These constraints have restricted the use of many of the commercially zoned properties and threaten the health of the community.

Because of the expense, the potential growth inducing impacts, and the likely opposition from a portion of the community (30% according to the Community Survey results), a solution to the sewage disposal problem for the central town area, specifically properties designated for commercial use, is beyond the scope of this Community Plan. At community meetings, Meadow Vista residents have strongly opposed the creation of a sewer system that would serve residential areas, thus opening up increased possibilities for residential development. However, there is strong interest in maintaining the viability of the downtown; consequently, alternatives to correct the sewage disposal problem have been explored and are summarized below.

## 2.1 Alternative 1 - Community Leachfield

A cursory review of the USDS Soil Conservation Service soils maps of the community has shown that there are better soils on higher ground to the east of the commercial area. Some small properties with the potential to be used for limited "community leachfields" to solve the problems of a few small businesses may become available in this area from time to time. Lands sufficient to support a large community leachfield to serve the entire downtown commercial area appear unavailable, however.

Further investigation, and some diligence, will be needed if individual merchants or small groups are to take advantage of lots or parcels which become available in this location. (See Figure 5.2)

## 2.2 Alternative 2 - Alternative Sewage Systems

In May 1992, a new "Ordinance Governing Individual On-site Sewage Disposal Systems" went into effect in the County. This ordinance allows the use of defined alternative<sup>2</sup> sewage systems for expansions of commercial businesses, dependent upon available suitable soils. The ordinance may also allow the use of "exotic" experimental sewage systems for repairs of commercial sewage systems to correct health hazards. Neither of these system types is exempt from practical limitations such as shallow groundwater and poor soil, but the experimental category may provide an option to simply closing up shop

when more conventional systems are unable to correct health hazards.

When health hazards exist at ongoing commercial operations, the sewage disposal ordinance allows great latitude in making repairs to such situations, hence the provision to allow the use of exotic experimental systems as may be appropriate. The ordinance does not allow such latitude when an existing business wishes to expand, requiring instead that standard or alternative systems as defined in the ordinance be installed. Generally, the standard and alternative systems require that better soils and groundwater conditions exist, conditions which are rarely found in the central town area.

### 2.3 Alternative 3 - Connection to SMD #1 via the Winchester Low Pressure Sewer System

The most logical way to provide sewer service to the central town area is through Sewer Maintenance District No. 1 (SMD #1) and the low pressure sewer system that is proposed for the Winchester Subdivision. Low pressure sewer systems typically work by having each property connected to the sewer having an on-site septic tank to remove solids and then a pump unit to pump the remaining waste water into the pressure sewer system.

In the case of Meadow Vista, the commercial area is approximately three hundred (300) feet, in elevation, below the discharge point in the proposed Winchester

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2 Notably sand filters, mounds, pressure dosed systems, and capping fills.

Figure 5.2 (Community Leach Field System)

Figure 5.3 (Low Pressure Sewer System)

sewer system. That is greater than the practical liftsmall pumps can handle, thus it is not practical to construct a typical low pressure sewer system. Therefore, a conventional gravity sewer system running north on Placer Hills Road to the end of the commercial area at Combie Road would be required. At that point a large septic tank would be constructed along with a large horsepower water pumpstation that would pump all of the communities wastewater back to Winchester. From there it would flow through the Winchester low pressure sewer system to the SMD #1 treatment plant (Plant 1). Construction costs would be for the gravity sewer system, the septic tank and pump station, and the pressure pipe running from there to Winchester.

The Winchester low pressure sewer system is being designed to handle the sewage generated from Winchester only. After the pipes collect wastewater from Winchester, an off-site sewer pipe will run for five miles to the SMD #1 plant. Based on a requirement



from the Environmental Health Division, the off-site pipe will be designed to have capacity to sewer Christian Valley, however it will not have capacity for any other properties like Meadow Vista. Accordingly, the sewer pipe through Winchester and the off-site sewer pipe would have to be constructed even larger to serve the subject area.

The total estimated cost for sewerage the commercial properties, including sewer construction annexation fees, and connection fees is \$1,225,600, or approximately \$42,300 per commercial parcel (1994). (See Figure 5.3)

### 3. Stormwater Drainage

There is one major watershed and one minor watershed that drain the Plan area. The Bear River watershed, the major watershed, drains Wooley Creek and Coyote Creek tributaries. The Coon Creek watershed, the minor watershed, drains the headwaters of Dry Creek. Drainage issues in Plan area are generally not significant due to well-defined deeply incised channels and steep channel slopes with limited potential for significant development. The Bear River watershed is the largest watershed in Placer County in which detailed studies have not been performed to date.

### 4. Flood Protection

Flooding issues in the Plan area are generally not significant due to well-defined, deeply incised channels and steep channel slopes with limited potential for significant development. The County currently has policies and ordinances to regulate impacts of development on drainage.

Development within floodplains, as identified by the Federal Emergency Management Agency (FEMA), are subject to the requirements set forth in the Federal Insurance Program. The County has also adopted a comprehensive Storm Water Management Manual which addresses floodplain management issues such as floodplain delineation and compatible uses. In addition to floodplain management requirements, the Storm Water Management Manual also presents specific guidelines for drainage master planning, drainage facilities design, and flood warning and preparedness information.

### 5. Solid Waste

Auburn Placer Disposal Service provides solid waste disposal to the entire Plan area. Solid waste generated in the Plan area is disposed of at the Western Regional Sanitary Landfill (refer to the Placer County General Plan for further general discussion of solid waste disposal).

#### 5.1 Landfill

The Meadow Vista landfill, which began accepting solid wastes in the mid-1960s, was operated by Auburn Placer Disposal Service on land owned by the County of Placer. Although not officially "closed" per current regulations of the California Integrated Waste Management Board, the landfill has been inactive since 1983, when a small transfer station was set up for the convenience of area residents. Auburn Placer Disposal Service records show that approximately 500,000 tons of residential wastes were buried at the landfill. Industrial and hazardous wastes were not accepted.

Following the termination of landfill operations, at least two feet of low-permeability soil was placed over the disposal area. Other environmental protection measures include groundwater monitoring wells, gas probes, leachate detection wells and a sump to collect water which may migrate through the garbage.

Volatile organic compounds have been found in two of the on-site water monitoring wells, but concentrations have not exceeded primary drinking water standards. Gas probes installed in 1988 show that some methane gas is being produced in the filled areas, however there appears to be no imminent danger to life or property since the concentrations of gas are small and there are no structures in the immediate vicinity.

Although these monitoring results seem fairly innocuous, it would be prudent to carefully review future development proposals in this area.

The Department of Public Works intends to submit plans for final closure of the landfill in early 1995. It is anticipated that at least 12 more inches of soil will be spread over the top of the landfill to help prevent rainwater from seeping through the buried wastes. Additional gas and water monitoring and collection systems may also be installed at final closure.

## 5.2 Transfer Station

The Meadow Vista Transfer Station is open seven days a week, and currently accepts less than 90 cubic yards (or 18 tons) of material per day. Loose garbage is collected in large bins which are hauled to the Auburn Transfer Station for recovery of recyclable materials and further compaction. Large transfer trailers haul the compacted wastes to the Western Regional Sanitary Landfill near Lincoln for disposal.

Waste disposal sites which are convenient to the public help reduce the illegal dumping of garbage (a significant problem in other parts of Placer County). Therefore, the County hopes to keep the Meadow Vista Transfer Station available to the public for waste disposal and recycling throughout the long term planning period.

## 6. Public Protection

The law enforcement needs of the unincorporated Meadow Vista Community Plan area are served by the Placer County Sheriff's Department. In addition, traffic enforcement and accident investigations in the unincorporated area are provided by the California Highway Patrol.

## 7. Fire Protection

Fire services are provided to the Plan area by the Placer Hills Fire Protection District and California Department of Forestry. The District has prepared a Fire Protection System Study which outlines service standards, background information, growth data, and planning efforts. The goals and policies of the MVCP are intended to assist the District in implementation of their plan.

The District has indicated that the threat from catastrophic fire exists today and will continue to worsen in the future due to the rural nature of the Plan area which has placed an increasing number of structures within an area containing 60 to 80 years of cumulative fuel build-up. The native vegetation types in the area are mixed conifer, oak woodland, and chaparral. The forest-woodlands are at risk from fire, insects, and root rot. In the Meadow Vista climate--a mediterranean type with mild winters and long, hot summers--wildland fuels do not readily decompose. The dead fuel is prone to fire and poses a serious fire hazard as it continues to build up. The native, living vegetation surrounding the rural residences in the area is flammable because of its dryness, structure, and dense growth. The area has a history of high-intensity fires and the possibility of a conflagration exists each summer. In order to reduce this threat, and provide defense capabilities and evacuation routes, a number of policies have been included in the MVCP.

## 8. Medical Services

Auburn Faith Hospital in the north Auburn area is the general medical hospital facility providing service to the Plan area. It currently contains 108 beds and provides full medical service. An emergency medical facility is located in the central town area and provides limited emergency care and clinic services.

The first response to medical emergencies is typically provided by the Placer Hills Fire Protection District's First-Responder Emergency Medical Services. Its response standard is four minutes "run time" 80% of the time. First-Responder Emergency Medical Service provides limited medical aid to victims until ambulance service is available.

Ambulance service in the Plan area is provided by American Medical Response through a contract with Sierra Sacramento Valley Emergency Services (SSVEMS), a joint powers

authority responsible for providing emergency medical services to Placer County and four other counties. SSVEMS operates under the guidance of its master plan. Its Placer County Emergency Medical Service Response Time Task Force is currently in the process of reviewing established response times<sup>3</sup> for ambulance service to its Placer County service area, including Meadow Vista.

## 9. Public Education

Schools are an integral part of the Meadow Vista community. They are a key part of the quality of life for residents with school age children, and they are a critical resource to ensure a well educated next generation for the community as a whole. In addition, their facilities impact the central town area and their traffic impacts all roads.

All new development in the area, be it new subdivisions or infill on existing parcels, should pay the cost of the new children that they will add to the school districts. The existing community cannot absorb additional costs for new students from new development.

Since the location of schools impact traffic patterns as well as the neighborhood near the school, the community should be active in the selection of school sites. As much as possible, schools should be located in the neighborhoods where the students live, thus minimizing the traffic impact of the school.

Bussing students to school minimizes traffic throughout the community and, therefore, helps reduce air pollution. It is a goal of the community to ensure that the school district maintain their program of bussing students to school. It is also a goal of the community to develop paths and walkways which will allow children to walk to school, eliminating the need for transportation wherever possible.

Public education is served in the Meadow Vista Community Plan area through one elementary school district, one high school district and one community college district. These districts do not occupy the entire Plan area, only parts of it. Each of the districts is faced with overcrowding and facility funding problems. A complete description of each district's facilities, projected enrollment, facility funding plan, and specific problems is contained in the Plan's EIR.

## 10. Utilities

Utility service to the area is provided as follows:

Telephone - Pacific Telephone and Contel

Electricity - Pacific Gas & Electric

Natural Gas - Pacific Gas & Electric

Trash Disposal - Auburn Placer Disposal Service

Each of the above utility companies was contacted during the planning process. Providing future service for the densities proposed in the Plan was not indicated as a problem for any of the companies.

### 10.1 Electric and Magnetic Fields (EMF), Electric Utilities

Electric and magnetic fields exist wherever electricity is found. There is concern that there could be adverse health effects, although the evidence is unclear at this time. Reflecting the findings of the EMF Consensus Group for the California Public Utilities Commission, the MVCP contains a policy which should help prepare the County for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

## 11. Other Public Services

Local governmental services within the Plan area are provided by Placer County. These additional services include library facilities, health and welfare services, judicial services, land development services, and a variety of fiscal, administrative and other services. Auburn, as the County seat, is the location of many of these facilities. The County offices are located at the Administrative Center, within the City of Auburn, and the Dewitt Center in the north Auburn area (between Atwood and Bell Road, west of Highway 49). A new County Facilities Master Plan is currently being prepared to address the County's

long-term needs for new facilities. This Plan will address the preferred location for various County operations. The proposed plan anticipates that a large portion of the County's operations will remain based in Auburn. Reference is made to this Facilities Master Plan for additional information regarding County Facility needs.

3 Response time is the elapsed time from first dispatch of an ambulance until its arrival at the emergency scene.

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## Meadow Vista Community Plan Section 6: Recreation

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## I. PURPOSE

The purpose of this recreation element is to ensure that adequate recreation facilities, both passive, such as open space and picnic areas, and active, such as baseball diamonds, are provided to the residents and visitors of the Meadow Vista Community Plan area.

Public recreation in the Plan area is provided by the Auburn Recreation District (ARD) and the Placer County Parks Division (see Recreation Area Map, Figure 6.1).

The County provides park facilities for approximately 25% of the Plan area. The County facilities are designed for public use; however, the County does not operate any recreation programs.

The ARD encompasses approximately 75% of the Plan area. ARD provides both recreation facilities and public recreational programs. In 1993, ARD adopted a 20 year master plan to guide the District's future activities. The ARD Master Plan is hereby incorporated into the Meadow Vista Community Plan by reference. Because ARD's Master Plan addresses the park and recreation needs for the majority of the Community Plan area, the Meadow Vista Community Plan recreation element will address the Plan area located outside of the ARD boundaries which will be administered by Placer County and includes a goal of assisting ARD in implementing its Master Plan.

## II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS AND POLICIES

#### Public Recreation and Parks

Goal 6.A: To assist Auburn Recreation District (ARD) in implementing its Master Plan and to provide recreation facilities/opportunities in those areas of the Plan outside of ARD's jurisdiction. [Goal 5.A]

#### Policies

6.A.1. The County and ARD shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population. [5.A.1.]

6.A.2. In accordance with the Auburn Recreation District's park development standards, the County shall strive to achieve the following park facility standards:

- a. 1 tennis court per 2,000 residents
- b. 1 swimming pool per 20,000 residents
- c. 1 community center per 20,000 residents
- d. 1 softball field per 5,000 residents
- e. 1 basketball court per 5,000 residents
- f. 1 neighborhood park per elementary school neighborhood
- g. 1 community park per community
- h. 1 volleyball court per 5,000 residents [5.A.2., 12/30]

6.A.3. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development. [5.A.5.]



6.A.4. The County and ARD shall ensure that park design is appropriate to the recreational needs and, where feasible, provides access capabilities to all residents, employees, and visitors of Placer County. [5.A.10.]

6.A.5. The County shall not become involved in the operation of organized, activity-oriented recreation programs especially where ARD has jurisdiction. [5.A.16.]

6.A.6. The County shall require the inclusion of new subdivision lands in a type of financing district (such as a County Service Area or Landscape and Lighting District) to generate sufficient funds to operate and maintain new public park facilities provided in the area.

Goal 6.B: To provide a wide range of recreational opportunities in the Meadow Vista community.

## Policies

6.B.1. The County shall encourage formation of a committee comprised of the Meadow Vista Municipal Advisory Council, representatives of lakeside property owners, the Nevada Irrigation District, ARD and Placer County, to investigate public access and use of Lake Combie.

6.B.2. The County shall pursue opportunities to utilize the former landfill site in Meadow Vista as a recreation facility, in particular as an equestrian staging area and arena, as well as, a trail for both the able-bodied and the disabled. The opportunity for a trail from the landfill site to the Bear River should also be pursued. Any development of the landfill site or nearby trails shall be designed and constructed to be sensitive to the area's topography and any sensitive features and shall be designed and constructed to protect adjacent land owners from noise, vandalism and illegal trespass.

6.B.3. The County shall cooperate with volunteer groups and organizations that can assist with providing recreation.

6.B.4. The County shall foster and encourage the development of a recreational center in Meadow Vista for multiple uses by people of all ages. (Neither the Placer Hills School nor Sierra Hills School facility can serve as an adequate recreational center because their hours of operation as schools restrict their usefulness as a community center. The depth of interest in such a center is indicated by the private fundraising efforts of the Community Center Association and the ongoing efforts of civic leaders.)

Goal 6.C: To encourage development of private recreational facilities. [5.B]

## Policies

6.C.1. The County and/or ARD shall encourage development of private recreation facilities to reduce demands on public agencies. [5.B.1.]

## IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Recreation Section and throughout the Plan.

Responsible Agency/Department: Parks Department/ARD/Meadow Vista MAC/Planning Commission/Board of Supervisors

Time Frame: Ongoing

Funding: Application fees

## Figure 6.1

2. The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies.

Responsible Agency/Department: Parks Department

Time Frame: Ongoing

Funding: As funds are available

3. The County will prepare a revised park land dedication ordinance which addresses the ARD standard of 10 acres per 1000 people established by this Plan. The existing park land dedication standard of 5 acres per 1000 people shall remain in effect until a revised ordinance is adopted.

Responsible Agency/Department: Planning Department/Parks Department

Time frame: 1995/96

Funding: General Fund

4. The potential park sites shown on the Plan map will serve as the most desirable sites to meet the future needs of the Meadow Vista Community Plan area. As development occurs, the acquisition of these sites will be considered.

Responsible Agency/Department: Parks Department

Time frame: Ongoing

Funding: Various

5. As new school sites are acquired and developed, both ARD and the County will consider joint use opportunities including the acquisition of land adjacent to the school.

Responsible Agency/Department: Parks Department

Time frame: Ongoing

Funding: Various

### III. DISCUSSION

#### 1. Existing Park and Recreation Facilities

Meadow Vista is fortunate to be located near a variety of regional and local parks and recreational facilities. Existing parks allow residents and visitors to enjoy such activities as playing softball or soccer, swimming in a swimming pool, picnicking or any number of other types of recreational activities.

##### 1.1 Regional Parks

There are two regional recreation facilities located within close driving distance to Meadow Vista.

The Auburn State Recreation Area is located roughly five miles from Meadow Vista, along the north fork of the American River east of Interstate 80. The Folsom Lake State Recreation Area is located downstream from the Auburn State

Recreation Area. Both of these recreation areas accommodate camping, hiking, fishing and related outdoor activities. Folsom Lake is also considered one of the best areas in northern California for boating and fishing.

## 1.2 Local Parks

Meadow Vista Park is a 22 acre ARD owned community park located at the corner of Placer Hills Road and Meadow Vista Road. In general, this park serves the broad range of recreational needs of the local vicinity. The park includes a baseball field, a large grass area which is used for soccer and other recreation, a tot lot, group picnic areas, a pond, and landscaped passive recreation areas. ARD recently added two public tennis courts and new playground equipment on the site.

Placer Hills Park is a three acre community pool-neighborhood park located immediately north of and adjacent to Placer Hills School at the corner of Placer Hills Road and Meadow Lane. This ARD park includes a community swimming pool which is 30 feet by 60 feet in size. The neighborhood park portion of the site is more limited than the nearby community park because of its small size.

Placer Hills School is located immediately south of and adjacent to Placer Hills Park. In combination with the adjoining swimming pool-park facility, 3.6 acres of recreational facilities are available at this school for public use. In addition to outdoor athletic field areas (baseball diamond, soccer field, etc.) and multipurpose courts, a multipurpose room and smaller classrooms are made available to the public on a reservation basis.

Halsey Forebay is located in close proximity to the Meadow Vista Community Plan area. Halsey Forebay is maintained by Pacific Gas and Electric. The Forebay is an 88 acre-foot reservoir located in nearby Christian Valley along Bancroft Road and Christian Valley Road. The reservoir is regularly stocked with rainbow trout during the months of June, July and August, making the area an ideal fishing spot for local fishermen. The area also contains picnic tables and a walking trail around the reservoir.

Lake Combie, which is located immediately west of Meadow Vista, is a reservoir which was built and is owned and maintained by the Nevada Irrigation District (NID), a public agency. Their ownership includes the bed of the lake and adjacent lands above the high water level. The width of this upland ownership is only a few feet in some locations. However, in several areas the NID ownership is 100 feet in width. The NID ownership near the dam is even more extensive.

NID permits use of lake for recreation purposes including fishing, swimming, and boating. However, because no public access to the lake is currently provided, only the owners of private property adjacent to Lake Combie have access to the lake

for recreation purposes.

Lake Arthur and Lake Theodore are two small reservoirs which are maintained by the Placer County Water Agency. Lake Arthur is located just west of the intersection of Lake Arthur Road and Interstate 80. Lake Arthur has several picnic tables and a short walking trail around the eastern side of the reservoir. Lake Theodore located on the south side of Interstate 80 has no recreational facilities available at the present time.

### 1.3 Golf Courses

Black Oak Golf Course is the nearest existing public golf course to Meadow Vista. Black Oak is a nine-hole golf course located approximately 3.5 miles to the south of Meadow Vista on Dry Creek Road. The golf course is open to the public.

The Auburn Valley Country Club is located approximately 5.5 miles west of Meadow Vista on Lone Star Road west of Highway 49. Auburn Valley Country Club is a full 18-hole private golf course.

Winchester Golf Course is an 18-hole championship level golf course proposed to be located along the ridge of Sugar Pine Mountain within the Plan area. The project was approved by the Placer County Board of Supervisors on August 3, 1993, but has yet to be built. The golf course will be for public use for an undetermined period of time, but could eventually become a private facility.

## 2. Potential Future Park and Recreation Facilities

### 2.1 Lake Combie

Even though a portion of Lake Combie is within the boundaries of ARD, public access to the lake is discussed here because a segment of the community would like to enjoy equal access to Lake Combie.

It is believed that Lake Combie could provide significant recreation for the community if public access was available. The 1974 Meadow Vista General Plan also recognized the importance of this lake:

"Every effort should be made to enhance Combie Lake and make it a viable boating, swimming and fishing area for the entire community. Public access should be created so that all residents of the community can enjoy the amenities to be provided there."

As stated previously, only private property owners adjacent to Lake Combie currently

have access to it. In preparing the Plan, the Meadow Vista MAC sponsored several public meetings where the issue of public access to Lake Combie was discussed. The following are some of the conclusions which were reached by the participants:

F The lake is a public lake and, therefore, public access should be provided.

F Much thought should be given to ways of protecting adjacent property owners' privacy and protecting them from vandalism, theft and fire.

F Land required for the park and access to it ought to be obtained from the voluntary sale or gift of the property by property owners.

F While a park on the lake would be appropriate, trails around the lake would not.

F Safety is a major concern for boaters and other lake users

F Except for emergency and service vehicles, there should be no motorized access to the park.

In preparing the ARD Master Plan the District held a community workshop in Meadow Vista. During the workshop, participants recommended that:

"There is community interest in determining the feasibility of developing public access to Lake Combie for recreational use. This might include swimming, canoeing, and other water-related recreational activities."

It is recommended that a committee be formed under the auspices of the Meadow Vista Municipal Advisory Council to investigate public use of Lake Combie. Such a group may include MAC member(s), representatives of lakeside owners, the Nevada Irrigation District, ARD, and Placer County. From such a coalition, it is hoped public recreation opportunities could be proposed that would represent a reasonable compromise between private ownership interest and public use benefits and impacts.

## 2.2 Meadow Vista Trail Staging Area

In early 1994, a unique "window of opportunity" presented itself for the Meadow Vista community to design a recreation facility at the former landfill site off Combie Road in Meadow Vista. The County Department of Public Works hired a consultant to prepare an Environmental Impact Report (EIR) which would address the impacts of closing the landfill site and providing limited public use of the site.

The Meadow Vista MAC formed an ad hoc committee to identify the potential of an equestrian staging area and trail head being located at the old landfill site.

The landfill property is owned by Placer County. The size of the entire site is approximately 20 acres, with about 8 acres being the landfill area. Development of the 8 acre landfill area would be limited to passive uses only, such as trails. Most of the remaining property (out of the landfill area) has steep slopes and many trees, which limits the development potential of the land.

It appears that the following recreation facilities and related amenities could possibly be developed:

- F A Staging Area for horse trailers and vehicles of trail users to park.

- F Multiple-use trails could be built to tie into surrounding properties and to a regional trail network. The feasibility of constructing a trail to provide access to the Bear River should be studied.

- F A looped trail over the landfill site could be accessible to the disabled.

- F An equestrian arena should be considered.

Maintenance of the facility would be the responsibility of the County. Much of the labor could be provided by volunteers.

## 2.3 Sierra Hills School

The new Sierra Hills Elementary School was opened in January, 1995. The recreational facilities at the school are a gymnasium and a small grass field. It is the intent of the school district to open the gymnasium to public use under the school's operating guidelines. The small grass area at the school may possibly be used as a small soccer field in the future.

## 2.4 Neighborhood Park in Winchester Planned Unit Development

Located along Bancroft Road just north of Halsey Forebay an eight-acre neighborhood park is proposed. The park will be partially constructed by the developer of the Winchester Planned Unit Development and will be owned and managed by ARD. As proposed, the park will include one small baseball diamond and a soccer field. A date for construction of this park has not yet been determined.

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## Meadow Vista Community Plan Section 7: Trails

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## I. PURPOSE

Equestrian, pedestrian and bicycle trails are a primary concern of the residents of Meadow Vista. This is evident from surveys conducted for the 1974 General Plan, the 1990 Community Survey conducted by the Meadow Vista Municipal Advisory Council and the 1991 Community Plan survey. It is a subject mentioned often at various community forums.

The Meadow Vista area is a unique rural area. The population is comparable to many incorporated communities. However, due to the relatively large residential parcels, the foothill terrain and the vigorous pine and oak woodlands, a rural environment is maintained. The protection and enhancement of this rural environment is of vital concern to the majority

of residents. A trail system, providing safe transit throughout the community, encouraging use by walkers, bicyclists and equestrians, will certainly compliment this rural character.

Unfortunately, it is difficult to develop a system of trails within a community where road rights-of-way are limited and many parcels have already been developed. However, if available options are utilized, and all future developments integrate trails into their designs, a reasonable system is possible.

It is the purpose of this section to identify trails, both existing and proposed, and to set forth policies which will further the goal of developing a community trails system.

## II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS AND POLICIES

Goal 7.A: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation as well as transportation and circulation. [5.C]

#### Policies

7.A.1 The County and ARD shall support development of trails in Meadow Vista which are a part of a countywide trail system designed to achieve the following objectives:

- a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
- b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the countywide trail system, regional trails, and the trail or bikeways plans of cities;
- c. Provide access to recreation areas, major waterways, and vista points;
- d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
- e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
- f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
- g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas, and;
- h. Protect sensitive open space and natural resources. [5.C.1. \*]

7.A.2. The County and ARD shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible. [5.C.2.]

7.A.3 The County and ARD shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails. [5.C.3.]

7.A.4. The County in consultation with ARD shall require the proponents of new development (as much as legally possible) to dedicate rights-of-way and/or the actual construction of segments of the countywide trail system pursuant to the Meadow Vista trail plan. [5.C.4. \*]

7.A.5. The County shall record existing trails as public easements where possible and secure connecting trail easements between existing trails.

7.A.6. Trails shall be incorporated into improvements to existing roads. Within road right-of-way along feeder roads, and whenever possible, provide a safe path for pedestrians, equestrians, and bicycles. Where possible, this path should be separated from the road by a vegetated buffer zone. [1.4]

7.A.7. The County and ARD shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian) in coordination with transportation plan.

7.A.8. The County should not force any land owner to sell land or grant easements for trails except as a condition of project approval and/or where a public safety concern exists. [1.1]

7.A.9. The County and ARD shall support the development of parking areas near access to trails.

7.A.10. The County and ARD shall encourage the formation of a community trails association.

7.A.11. The County and ARD shall encourage the use of native materials in trail construction, as appropriate.

7.A.12. The County and ARD shall encourage that all trails have identification and directional signs.

[See also policies/programs under Goal 4.E., Non-Motorized Transportation.]

## IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Trails Section and throughout the Plan.

Responsible Agency/Departments: Parks Department/ARD/MVMAC/Planning Commission/Board of Supervisors

Time frame: Ongoing

Funding: Application fees

2. As new development occurs, the County shall consider forming county service areas (CSAs) that have the authority to receive dedications or grants of land or funds, plus the ability to charge fees for acquisition, development, maintenance and operation of parks, open space, and riding, hiking, and bicycle trails.

Responsible Agency/Department: Parks Department

Time Frame: Ongoing

Funding: Various

3. The County should prepare and periodically update a trails plan in conjunction with the MVCP update. The trail plan should designate trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

Responsible Agency/Department: Parks Department/Planning Department

Time Frame: As part of the MVCP update/Ongoing

Funding: General Fund

4. Review new trail construction for consistency with the County's Trail Guidelines.

Responsible Agency/Department: Development Review Committee/Parks Department

Time Frame: On-going

Funding: Permit Fees

5. As new development occurs, the County will require the dedication of rights-of-way and/or the actual construction of those trail segments identified in this plan, which are

affected by the development project.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit Fees

6. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project whenever feasible.

Responsible Agency/Department: Caltrans/Department of Public Works

Time frame: Ongoing

Funding: Road Funds

### III. DISCUSSION

#### 1. Trails

Typically, when subdivisions are designed, a great deal of time, effort, and money is spent in design, construction, and maintenance of roadways to ensure that people in cars will be able to access every home site in a safe, efficient manner. On the other hand, little time, energy, or funding is devoted to designing, constructing, and maintaining trails to ensure that people walking or riding their bicycles or horses will be able to access every home site in the same safe and efficient manner.

The implementation of a comprehensive recreation trail system will require a long-term commitment from County Government and ARD, as well as residents of the area. The designation of trail corridors in the Community Plan is the first step in implementing a trails system.

In order to assure that trails are acquired, constructed and maintained, a formal trails association consisting of local volunteers needs to be created. The trails association should help the County identify trail acquisition opportunities, solicit community volunteer labor and take reservations if they are needed.

The Proposed Trails Map (Figure 7.1) identifies possible, or potential, locations for a variety of trails for bicycle, pedestrian, and equestrian use. The trails were located to connect schools, parks, and residential areas and are located along some roadways,

railroad rights-of-way, creeks, and other areas. Some trails are within areas in which open space zoning is proposed. The intent was to provide a trail network throughout and within the Plan area. Safety, access, and minimal impacts to the environment were also major factors that were considered. If a trail is shown on the proposed trails map, the public would not be allowed to begin using the trail. The property would have to be purchased by the County or another public agency or an easement would have to be acquired before it would become available for use. It should be emphasized that Placer County, by policy, will not condemn private property for the purpose of a recreation trail. It is important to note that all of the off-road trails currently being proposed were also proposed as a component of the 1974 Meadow Vista/West Applegate General Plan.

Those trails indicated in the plan that fall on property to be developed, or along project frontages or access roads required for such projects, should be developed as a part of the proposed project's construction activities. Trails that do not fall into the above category, and which are not parallel to public roads, can be built as separate projects at any time that easements are acquired to permit logical trail connections to points of origin or destination points. Trails, especially bicycle and pedestrian trails that are not built as a part of a private project's development process (frontage improvement requirement) are most economically constructed as a part of a larger-scale public road, trail, or pathway project.

All public road projects in the Meadow Vista Community Plan area that affect trails depicted in this Plan should include the construction of those trails as a part of the project. Therefore, the construction of a trail system in the Meadow Vista Community Plan area must be closely coordinated with other transportation planning activities.

Trail segments contained in this recreation element are shown in order to identify the regional trail routing plan. Additional road adjacent trails are shown in the transportation element of the Plan. Bicycle trails are also designated in the Placer County Bikeways Master Plan.

The following trail segment charts correspond to the trails map.

Figure 7.1 (Schematic Trails Map)

Table 7.1

#### County Road Adjacent Trails

LOCATION	SEGMENT	LENGTH	COMMENT
----------	---------	--------	---------

Placer Hills Road	Sugar Pine to Meadow Vista Road	0.9	Shown on 74 Meadow Vista West Applegate General Plan (MVWAGP)
Placer Hills Road	Meadow Vista Road to Combie	0.5	Downtown Area
Old County Road/ Bancroft	Sugar Pine to Halsey Forebay	0.9	Shown on 74 MVWAGP, Critical Link
Volley/ Combie	Van Giesen Road to Placer Hills Road	0.8	Shown on 74 MVWAGP
Placer Hills Road	Combie and Crother	1.4	Shown on 74 MVWAGP
Meadow Vista Road	Placer Hills Road to McElroy Road	1.9	Shown on 74 MVWAGP
McElroy Road	Meadow Vista Road to Winchester	0.5	Access to major development
Combie Road	Volley to County Dump	1.6	Shown on MVWAGP
Placer Hills Road	Sugar Pine to I-80	1.0	Shown on 74 MVWAGP
Lake Arthur Road	Placer Hills to Lake Arthur	0.5	Access to Lake Arthur

TOTAL 10.0  
MILES

Table 7.2

## Independent Trails

The following trails may cross private land or go along quasi-public community roads. The majority were identified and shown on the 1974 General Plan. Some are in active use, while others have never been developed or have fallen into disuse for various reasons. Some provide critical links within the community. Their use in many cases is at the discretion of the landowners. Where possible, documented easements should be obtained from willing owners.

LOCATION	SEGMENT	TYPE	LENGTH /MILES	COMMENT
PG&E Canal	Placer Hills to Crother	D	4.0	Shown on 74 MVWAGP
Stagecoach Road	Sugar Pine to Hankins Lane	Q/P/E	0.4	Shown on 74 MVWAGP, Critical Link
Hankins Lane	Meadow Vista Road to Volley	Q/P	0.6	Shown on 74 MVWAGP, Critical Link
Simpson Ranch	Placer Hills to PG&E canal	P	0.6	Shown on 74 MVWAGP, Critical Link
Hillish Rock Road	Walgra Meadows to Hillsdale	E/Q	0.4	Shown on 74 MVWAGP
Hillsdale Road	Hillish Rock to Combie Road	Q	0.6	Shown on 74 MVWAGP
Simpson Ranch	Wooley Creek to Crother Road	P	0.9	Shown on 74 MVWAGP



Wooley Creek	Combie to Walgra Meadows	P/Q	0.8	Shown on 74 MVWAGP
Meadow Vista Road	McElroy to NID property	E/Q/P	0.5	Shown on 74 MVWAGP
Evergreen Road	Placer Hills to PG&E canal	Q/P	0.9	Shown on 74 MVWAGP
Sugar Pine Road	Placer Hills to Stagecoach	P/E	1.2	Shown on 74 MVWAGP
School/Creek	Meadow Vista Park to Placer Hills Park to Combie Road	P/D	0.5	Shown on 74 MVWAGP
Naturewood	Hillsdale to Naturewood Drive	Q/P	0.4	Along fire access
Arp Ranch	County Dump to Placer Hills Road	P	1.5	Shown on 74 MVWAGP
Winchester	Partial project perimeter	E	5	Shown on 74 MVWAGP
TOTAL MILES			18.3	

Types: E = Public Easement; D = Utility Easement; P= Private Property; Q = Quasi-Public Community Road

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## Meadow Vista Community Plan Section 8: Cultural Resources

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## I. PURPOSE

The Meadow Vista Community Plan area, and all of Placer County, derives much of its sense of identity from the rich fabric of its local history. This heritage is retained and made more tangible to the present generation through the existence of the historical properties and prehistoric sites that have survived the passage of time.

It is imperative that strong measures be taken to preserve and protect these material elements of our

heritage from the encroachment of development. If these physical remnants of our history are allowed to deteriorate or be destroyed, we will be losing a significant portion of our identity as a community. Such losses are irreversible and a tragedy for both present and future generations.

The following goals, policies and implementation programs are intended to assure that future generations will have the opportunity to form a sense of community pride and identity from the achievements of the people that lived before them.

## III. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### GOALS AND POLICIES

Goal 8.A: To identify, protect, and enhance Meadow Vista's important historical, archaeological, and cultural sites and their contributing environment. [Goal 5.D]

## Policies

8.A.1. The County shall assist the residents of Meadow Vista in becoming active guardians of their community's cultural resources. [5.D.1.]

8.A.2. The County shall solicit the cooperation of the owners of cultural resources, encourage those owners to treat these resources as assets rather than liabilities, and encourage the support of the general public for the preservation and enhancement of these resources. [5.D.2.]

8.A.3. The County shall solicit the views of the Native American Heritage Commission and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance. [5.D.3.]

8.A.4. The County shall use, where feasible, incentive programs to assist private property owners in preserving and enhancing cultural resources. [5.D.5.]

8.A.5. The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums. [5.D.6.]

8.A.6. The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts. [5.D.8.]

8.A.7. The County shall use the State *Historic Building Code* to encourage the preservation of historic structures. [5.D.9.]

8.A.8. The County shall support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, California Historical Landmarks, Points of Historical Interest, or Local Landmark). The County shall assist private citizens seeking these designations for their property. [5.D.11.]

8.A.9. The County shall consider acquisition programs as a means of preserving significant cultural resources that are not suitable for private development. Organizations that could provide assistance in this area include, but are not limited to, the Archaeological Conservancy, The Nature Conservancy, and the Placer Land Trust. [5. D.12.]

8.A.10. The County, in cooperation with the landowner, shall initiate steps to preserve the indian grinding stones found within the commercial area near the intersection of Placer Hills Road and Meadow Gate Road. [4.5, 1/31]

8.A.11. The County shall work with community groups to design and construct a historical marker to be placed inside the intersection of Placer Hills and Combie Road. [4.6, 1/31]

8.A.12. The County shall require that the subdivision of property containing existing features of cultural or aesthetic merit be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood design. [4.1]

8.A.13. The County shall make the protection of significant cultural resources a priority over recordation and/or destruction. [1.3]

Goal 8.B: To encourage the continued provision of a wide variety of cultural activities that contribute to the appeal of the Meadow Vista area.

## Policy

8.B.1. The County shall encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archaeological preservation. [2.1]

8.B.2. The County shall support efforts to establish a community center in Meadow Vista.

## IMPLEMENTATION PROGRAMS

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Cultural Resources Section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/Meadow Vista Municipal Advisory Committee/Planning Commission/Board of Supervisors

Time Frame: Ongoing

Funding: Application fees

2. The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older.

Responsible Agency/Department: Planning Department/Department of Museums/Board of Supervisors

Time Frame: FY 95-96; ongoing

Funding: Mitigation fees/Permit fees

3. The County shall develop preservation incentive programs for owners of important cultural resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program.

Responsible Agency/Department: Planning Department/Department of Museums/Assessor

Time Frame: FY 95-96; ongoing

Funding: Grants/General Fund

4. The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or Federal listings.

Responsible Agency/Department: Department of Museums

Time Frame: FY 95-96; ongoing

Funding: General Fund/Grants

5. The County shall consider pursuing the following cultural resource management programs and shall explore possible funding sources to support these programs:

a. Pursuit of status as a Certified Local Government to facilitate state funding and

technical assistance from the State Office of Historic Preservation;

b. Preparation, adoption, and implementation of a cultural resources ordinance that provides definitions and standards for identification and protection of cultural resources and provides penalties for their disturbance; and

c. Establishment of the staff position of cultural resources coordinator. The coordinator would provide archaeological and architectural historian expertise to the activities outlined above and would maintain a countywide cultural resource database. The coordinator would also provide assistance to the public in understanding cultural resource concerns and in fulfilling cultural resource legislative requirements.

Responsibility: Department of Museums

Time Frame: FY 95-96 and as funds become available

Funding: Grants/Permit fees/General Fund

6. Because of the moderate to high sensitivity rating for most of the Plan area, it is believed prudent that all future projects which will involve potential ground disturbance be requested to provide a project specific record search as a part of environmental review. Based on the results of the record search, specific recommendations for archeological or historical field survey, archival research, architectural evaluations etc. could be made. In most cases, a field survey may be required.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

7. Require site specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites. [1.4]

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

8. If, as a result of an archeological or historical field survey, sites of significance are discovered, the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, A State Landmark nomination or a Point of Historical Interest. Furthermore, all known sites should be brought to the attention of the Department of Museums' office whose staff and volunteers are currently conducting a cultural resource inventory throughout Placer County.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

9. In the event that Native American remains and/or associated grave goods are discovered at any time during project review or construction, the project proponent should stop work (if during construction or excavation) and contact the County Coroner and the Department of Museums.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

10. Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of some State or Federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board.

Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

11. It is important that all historical sites are protected from destruction or demolition. Therefore, avoidance/protection is preferred over recordation and destruction. The few remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public agencies.



Responsible Agency/Department: Department of Museums/Planning Department

Time frame: Ongoing

Funding: Permit fees/mitigation fees

12. Hire a Cultural Resources Officer.

Responsible Agency/Department: Department of Museums

Time frame: 1995/96

Funding: General Fund

### III. DISCUSSION

#### 1. Prehistory

Meadow Vista was first inhabited by the Nisenan Maidu, a Native American people whose migration range included this foothill country as well as portions of the Sacramento Valley and the Sierra Nevada high country. The Nisenan Maidu lifestyle was based upon hunting and gathering from rich natural resources which included abundant game animals, fish, fowl, fruits, berries, and acorns. The Nisenan Maidu established many villages in the foothills, moving among them in seasonal migrations

based upon the weather and the process of gathering food and other necessities.

Several Nisenan Maidu grinding stones are located in the Meadow Vista area and Richard Simpson, a Meadow Vista native from a pioneer family, has written a book called Ooti, which chronicles the process of turning acorns into a food staple. The photographs and text of Simpson's book record Lizzie Enos, a local Nisenan Maidu woman, grinding, leeching and cooking acorns into the porridge and bread that were dietary staples of the Nisenan Maidu. The Blue Oak and Black Oak trees which were such a prominent feature of the landscape of the foothills during that period, were revered by the Nisenan Maidu both for their majestic appearance and for the life-giving nourishment they provided. Hickey Murray, a Nisenan Maidu elder, recently described the Black Oak as "a sacred tree," in the minds of the Nisenan Maidu.

#### 2. History

In the 1850s pioneer settlers established homesteads in the area, which became known as Applegate after the large land holdings of the Applegate family. These ranches established an economy based on cattle ranching and subsistence farming of hogs, sheep, horses, crops of hay, chickens and vegetables. This economy continued into the 20th century. Harvey White, a native of the area, once described the cattle drives of the 1920s and 30s. "We took the cattle up to high pastures in the late spring and started rounding them up to bring them back down in October. The cattle used to bed down in the middle of Placer Hills Road."

Logging was also active during the late 19th and early 20th centuries. Oaks were cut and delivered to Clipper Gap for the manufacture of blasting powder used in mining and of railroad ties used to build and maintain the Union Pacific Railroad.

Resorts such as the Oak Resort, the Walmond Resort and Pinecrest Resorts also flourished during this period, sending teams and horses to meet vacationers from the cities of the Bay Area and allow them to experience the quiet and beauty of the foothills.

In 1919 a lending library was started by the Applegate Wednesday Club and in 1922 a one-room schoolhouse was erected by citizens. Electricity was established for the area's slowly growing population in 1928. Combie Lake, first known as Lake Van Giesen, was created in 1927-30 by the Nevada Irrigation District. The volunteer fire department was organized in 1948.

People came to live in the foothills in increasing numbers during the 1940s and 50s. Real estate subdivision was active and Meadow Vista took its name from one of these ventures. Increasingly, residents supported themselves by commuting into

Auburn to work at large employment centers such as the Dewitt Center. The Grange and area churches and schools were centers of social activity such as potlucks, holiday festivals and square dances. The Lake Van Giesen Resort was also a center for parties and get togethers.

Population grew even more rapidly during the 1960s and 70s. when the now-familiar pattern of commuting to work in the greater Sacramento area became established. By 1974, when community members wrote the Meadow Vista/West Applegate General Plan, the first general plan for the area and the predecessor of this Plan, the population had grown to approximately 2,600 people.

### 3. Previous Cultural Resource Surveys in the Plan Area

There have been a total of approximately 50 cultural resource sites recorded (with

completed site records) or reported (noted only in report texts) within or immediately outside of the Community Plan area.

### 3.1 Prehistoric Archeological Resources

The prehistoric sites include three former village sites (middens), many with associated surface artifacts and bedrock mortars (grinding rocks). Eighteen other sites consist primarily of bedrock mortars, some with scattered artifacts or debris from stone tool manufacturing (subsurface deposits may be present at some of these sites but testing was not done during the survey phase). Three isolated prehistoric specimens were also noted in the Plan area.

### 3.2 Historic Resources

(Archeological/Architectural)

The historic archeological sites or features include four formally recorded historic archeological sites and 19 recorded buildings<sup>4</sup>. The four archeological features include the Bear River and Bowman Feeder Canals (which were recorded on the same record form), one rock wall alignment and two historic dumps.

A review of the 1948 Auburn Quadrangle Map and 1949 Lake Combie Quadrangle Map indicates that many of the buildings, roads and similar features within the Plan area are at least 45 years old; many

4 Volume Two of the Placer County Cultural Resources Inventory includes historic resources inventory forms for 20 properties within the Meadow Vista Community Plan area. Nineteen of these are buildings, primarily houses, while one is a prehistoric archeological site as mentioned above.

are possibly much older. Other features include the Van Giesen Dam, a cemetery and several canals.

No National Register Properties, State Landmarks or California Points of Interest are located within the Meadow Vista Community Plan area.

### 3.3 Previous Field Surveys

According to North Central Information Center's records there have been a total of seven archeological field surveys within the Plan area. The portion of the Plan area subject to comprehensive survey work performed and reported according to current standards is far less than 1/4 of the area.

## 4. Recommendations

Based upon the above information concerning known sites, historic resources and previous investigations, as well as the local topography, the Meadow Vista Community Plan area appears to reflect the full range of sensitivity values. The zones along the Bear River and adjacent to the several smaller drainages which cross the project, especially in the valley like flats are of the highest sensitivity, especially for prehistoric resources. Historic sensitivity is also high in these same areas but also includes other zones such as the old roadway margins, canal routes and settlement areas like Meadow Vista and Christian Valley. The ridge tops and moderate slopes are estimated to be moderate sensitivity while the steeper slopes are likely to be the least sensitivity.

For all future projects which will involve potential ground disturbance, a project specific record search should be required. Field surveys would be recommended in most cases because of the widespread sensitivity potential and the fact that very little of the area has been field surveyed to current standards.

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## I. PURPOSE

The purpose of this section is to identify existing natural resources which comprise the physical environment of the Meadow Vista area and develop goals and policies to allow for their preservation, use, and enhancement. The majority of technical data and descriptive information relating to each of the following sections is contained in the Plan's EIR.

Any discussion of the conservation of natural resources acknowledges that resources are both finite and renewable. Conservation is the planned management of a natural resource to prevent

exploitation, destruction, or neglect. The wise use of these resources depends on the willingness to accept their importance and limitations. There are several resource constraints which, when viewed individually or together as a composite, represent impediments to the use of land, water and air. Policies and implementation programs contained in this section will allow for the necessary compromise in the competition for limited resources while implementing policies contained in other sections of this Community Plan and accommodating expected growth.

## II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

## GOALS AND POLICIES

### Vegetation

Goal 9.A: To preserve and protect the valuable vegetation resources of Meadow Vista.  
[Goal 6.D]

### Policies

9.A.1. The County shall encourage landowners and developers to manage the integrity of existing terrain and native vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors consistent with fire safety standards. (Note: See also fire safe standards, Goal 5.H., and related Policies.) [6.D.1, 12/30]

9.A.2. The County shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits or for project mitigation. [6.D.2.]

9.A.3. The County shall support the conservation of a healthy forest including outstanding areas of native vegetation, including, but not limited to, open meadows, oak woodlands, riparian areas, and stands of Sugar Pines. [6.D.3., 12/30]

9.A.4. The County shall ensure that landmark trees and major groves of native trees are preserved and protected. In order to maintain these areas in perpetuity, protected areas shall also include younger vegetation with suitable space for growth and reproduction. [6.D.4.]

9.A.5. The County shall establish procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects. [6.D.5.]

9.A.6. The County shall ensure the conservation of sufficiently large, continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife. [6.D.6.]

9.A.7. The County shall support the management of wetland and riparian plant communities and forest-woodland (e.g. Sugar Pine stands, blue oak woodlands, and valley oak stands) for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored to a healthy forest environment or expanded, where possible. [6.D.7., 12/30]

9.A.8. The County shall require that new development protect, restore, rehabilitate, and manage the native forest-woodlands to the maximum extent possible. [6.D.8., 12/30]

9.A.9. The County shall require that development on hillsides be limited to maintain valuable native forest vegetation, and to control erosion. [6.D.9., 12/30]

9.A.10. The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained. [6.D.10.]

9.A.11. The County shall support the continued use of prescribed burning and other methods of brush suppression to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities. [6.D.11., 12/30]

9.A.12. The County shall support the preservation of native trees and the use of native, seed sources and such seedlings, drought-tolerant plant materials in all revegetation/landscaping projects. [6.D.13, 12/30]

9.A.13. The County shall require that new development avoid, as much as possible, ecologically-fragile areas (e.g., areas of rare or endangered species of plants, riparian areas). Where feasible, these areas and heritage trees should be protected through public acquisition of fee title or conservation easements to ensure protection. [6.D.14., 12/30]

## Water Resources

Goal 9.B: To protect and enhance the natural qualities of Placer County's streams, creeks and groundwater. [6.A]

## Policies

9.B.1. The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from centerline of intermittent streams as specifically shown on Figure 9.2, and 50 feet from the edge of sensitive habitats to be protected including riparian zones, wetlands, old growth woodlands, and the habitat of rare, threatened or endangered species (see discussion of sensitive habitat buffers in Part I of the PCGP). Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided. In addition, the County may allow exceptions, such as in the following cases:

- a. Reasonable use of the property would otherwise be denied;
- b. The location is necessary to avoid or mitigate hazards to the public;
- c. The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or
- d. The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement. [(6.A.1.)]

9.B.2. The County shall require that any permitted development in the 100-year floodplain comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*. [6.A.2.]

9.B.3. The County shall require development projects proposing to encroach into a creek corridor or creek setback to do one or more of the following, in descending order of desirability:

- a. Avoid the disturbance of riparian vegetation;
- b. Replace riparian vegetation (on-site, in-kind);
- c. Restore another section of creek (in-kind), and/or;
- d. Pay a mitigation fee for restoration elsewhere (e.g., wetland mitigation banking program). [6.A.3.]

9.B.4. Where creek protection is required or proposed, the County should require public and private development to:

- a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval;
- b. Designate such easement or dedication areas (as described in a. above) as open space;



c. Protect creek corridors and their habitat value by actions such as: 1) providing an adequate creek setback, 2) maintaining creek corridors in an essentially natural state, 3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, 4) utilizing riparian vegetation within creek corridors, and where possible, within creek setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within creek corridors or creek setbacks, and 6) avoiding tree removal within creek corridors;

d. Provide recreation and public access near creeks consistent with other *General Plan* policies;

e. Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment off site; and/or 2) temporary vegetation is established sufficient to stabilize disturbed areas, and;

f. Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities. [6.A.4.]

9.B.5. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. [6.A.5.]

9.B.6. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element. [6.A.6.]

9.B.7. The County shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat. [6.A.7.]

9.B.8. Where the stream environment zone has previously been modified by channelization, fill, or other human activity, the County shall require project proponents to restore such areas by means of landscaping, revegetation, or similar stabilization techniques as a part of development activities. [6.A.8.]

9.B.9. The County shall require that newly-created parcels include adequate space outside of watercourses' setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection. [6.A.9.]

9.B.10. The County shall encourage the preservation and protection of open space located in watersheds which serve reservoirs due to its importance in the adequate performance of those reservoirs for their intended purposes.

The watershed is defined as those lands draining into a reservoir and having an immediate effect upon the quality of water within that reservoir. Those lands located within the watershed and within 5,000 feet of the reservoir shall be considered as having an immediate effect. For Meadow Vista, this includes Combie Lake watershed and the Lake Arthur/Lake Theodore watershed. [6.A.11, 12/30]

9.B.11. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation. [6.A.12]

9.B.12. The County shall establish a water well monitoring program in areas with known or potential water quality problems or reduced yields and take action to mitigate water quality problems and review development proposals in low water yield areas. [1.6]

9.B.13. The County shall improve water quality by eliminating existing water pollution sources and by prohibiting activities which include the use of hazardous materials around wetland and groundwater recharge areas. [1.10, 12/30]

[See also policies/programs under Goal 5.E.; Stormwater Drainage; and Goal 5.F., Flood Protection.]

## Wetland and Riparian Areas

Goal 9.C: To protect wetland communities and related riparian areas throughout Meadow Vista as valuable resources. [Goal 6.B, 12/30]

## Policies

9.C.1. The County shall support the "no net loss" policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed. [6.B.1.]

9.C.2. The County shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. [6.B.2.]

9.C.3. The County shall discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands. [6.B.3.]

9.C.4. The County shall strive to identify and conserve remaining upland habitat areas adjacent to wetlands and riparian areas that are critical to the survival and nesting of wetland and riparian species. [6.B.4.]

9.C.5. The County shall require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques. In evaluating the level of compensation to be required with respect to any given project, (a) on-site mitigation shall be preferred to off-site, and in-kind mitigation shall be preferred to out-of-kind; (b) functional replacement ratios may vary to the extent necessary to incorporate a margin of safety reflecting the expected degree of success associated with the mitigation plan; and (c) acreage replacement ratios may vary depending on the relative functions and values of those wetlands being lost and those being supplied, including compensation for temporal losses. The County shall continue to implement and refine criteria for determining when an alteration to a wetland is considered a less-than-significant impact under CEQA. [6.B.5.]

## Fish and Wildlife Habitat

Goal 9.D: To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels. [Goal 6.C]

## Policies

9.D.1. The County shall identify and protect significant ecological resource areas and other unique wildlife habitats critical to protecting and sustaining wildlife populations. Significant ecological resource areas include the following:

a. Wetland areas including vernal pools.

- b. Stream environment zones.
- c. Any habitat for rare, threatened or endangered animals or plants.
- d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.
- e. Large areas of non-fragmented natural habitat, including Sugar Pine stands, Oak Woodlands, and Valley Foothill Riparian.
- f. Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.
- g. Important spawning areas for anadramous fish. [6.C.1.\*]

9.D.2. The County shall require development in areas known to have particular value for wildlife to be carefully planned and, where possible, located so that the reasonable value of the habitat for wildlife is maintained. [6.C.2.]

9.D.3. The County shall require the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife. [6.C.3., 12/30]

9.D.4. The County shall encourage private landowners to adopt sound wildlife habitat management practices, as recommended by California Department of Fish and Game officials, the U.S. Fish and Wildlife Service, and the Placer County Resource Conservation District. [6.C.4.]

9.D.5. The County shall support preservation of the habitats of rare, threatened, endangered, and/or other special status species. Federal and state agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats. [6.C.6.]

9.D.6. The County shall support the maintenance of suitable habitats for all indigenous species of wildlife, without preference to game or non-game species, through maintenance of habitat diversity. [6.C.7.]

9.D.7. The County shall support the preservation or reestablishment of fisheries in the rivers and streams within Meadow Vista, whenever possible. [6.C.8., 12/30]

9.D.8. The County shall require new private or public developments to preserve and enhance existing native riparian habitat unless public safety concerns require removal of

habitat for flood control or other public purposes. In cases where new private or public development results in modification or destruction of riparian habitat for purposes of flood control, the developers shall be responsible for acquiring, restoring, and enhancing at least an equivalent amount of like habitat within or near the project area. [6.C.9.]

9.D.9. The County will use the California Wildlife Habitat Relationships (WHR) system as a standard descriptive tool and guide for environmental assessment in the absence of a more detailed site-specific system. [6.C.10.]

9.D.10. The County shall cooperate with, encourage, and support the plans of other public agencies to acquire fee title or conservation easements to privately-owned lands in order to preserve important wildlife corridors and to provide habitat protection of California Species of Concern and state or federally listed rare, threatened, or endangered plant and animal species. [6.C.12.]

9.D.11. The County shall support and cooperate with efforts of other local, state, and federal agencies and private entities engaged in the preservation and protection of significant biological resources from incompatible land uses and development. Significant biological resources include endangered, threatened, or rare species and their habitats, wetland habitats, wildlife migration corridors, and locally-important species/communities. [6.C.13.]

## Open Space for the Preservation of Natural Resources

Goal 9.E: To preserve and enhance open space lands to maintain the natural resources of the county. [Goal 6.E]

### Policies

9.E.1. The County shall support the preservation and enhancement of natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible. The County shall permanently protect, as open space, areas of natural resource value, including Sugar Pine stands, open meadows, mixed conifer forests, wetlands preserves, riparian corridors, oak woodlands, and floodplains. [6.E.1., 12/30]

9.E.2. The County shall require that new development be designed and constructed to protect, enhance, rehabilitate, and restore the following types of areas and features as open space to the maximum extent feasible:

a. To return to the pre-settlement features of natural open stands of Sugar Pine and other mixed conifers;

b. High erosion hazard areas;

c. Scenic and trail corridors;

d. Streams, streamside vegetation;

e. Wetlands;

f. Other significant stands of vegetation;

g. Wildlife corridors, and;

f. To coordinate open space desires with the fuel break system needs for public safety fire protection and access to manage wildfires. [6.E.2., 12/30]

9.E.3. The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems. [6.E.3.]

9.E.4. The County shall encourage either private or public ownership and maintenance of open space. [6.E.4., 12/30]

9.E.5. The County shall coordinate with local, state, and federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Dedication of easements shall be encouraged, and in many cases, required as lands are developed and built.

9.E.6. The County shall encourage the preservation of open space so as to enhance developed areas as well as to maintain the rural character of the area and clear boundaries of the community. [6.E.5.]

9.E.7. The County shall prohibit the extraction of natural resources, except for water, from areas of dedicated open space except as meets resource management planning that protects, rehabilitates, maintains and enhances the natural characteristics of such resources (i.e. fire protection, flood prevention, etc.). [1.3, 12/30]

Goal 9.F: To preserve, as much as possible, open space lands to maintain the natural resources and rural characteristics of the area, and to protect wildlife habitats and other areas of major or unique ecological significance.

## Policies

9.F.1. The County shall encourage the preservation and enhancement of natural open space within the riparian areas of the water courses and drainage ways as one means of minimizing the adverse effects of land development upon the chemical and physical quality of waters therein. [3.2]

9.F.2. The County shall require that natural open space buffers be maintained in non-riparian areas adjacent to drainage swales and creeks to reduce erosion and to aid in the natural filtration of run-off waters flowing into these waterways. [3.3]

9.F.3. The County shall, in cooperation with the Resource Conservation District, identify those segments of watersheds and wetlands affecting waterways important to water resource protection which are in need of rehabilitation through revegetation and implement a plan for same. Wherever development removes vegetation important to watersheds, require as a part of the environmental review process that revegetation methodologies for watershed protection be identified and implemented. [3.10]

9.F.4. The County shall encourage the retention and/or creation of open space in Meadow Vista. No land owner should be forced to sell or grant easements for open space purposes except as a condition of project approval and/or where a public safety concern exists.

Goal 9.G: To preserve and enhance open space for outdoor recreation purposes.

#### Policies

9.G.1. The County shall identify and encourage the development of recreation facilities compatible with the Plan area's rural lifestyle and environment. [4.1]

9.G.2. The County shall encourage the development of the recreation and open space potential of all water features, including reservoirs, natural streams and other waterways. [4.4]

9.G.3. The County shall encourage open spaces to be linked visually and physically as much as possible to form a system of open spaces and recreational uses. Where appropriate, trails shall connect open space areas. Dedication of easements shall be encouraged or required as lands are developed and built. [4.5]

9.G.4. The County shall encourage Nevada Irrigation District to improve access to and increase the recreational use of Combie Lake. [2/9]

GOAL 9.H: To preserve and enhance open space lands for health and safety purposes.

## Policies

9.H.1. The County shall require that areas hazardous to public safety and welfare be open or predominantly open. This category includes:

- a. Areas subject to landslide or with severe slope stability problems.
- b. Streams and other areas subject to flooding from a 100-year storm.
- c. Areas with extreme and high fire risk. [5.1, 12/30]

Goal 9.I: To preserve and enhance open space lands for resource production purposes.

## Policies

9.I.1. The County shall encourage the preservation of agricultural lands as regional open space, and protect these areas from urban encroachments. [6.1]

9.I.2. The County shall assure that removal of economic mineral resources does not conflict with surrounding land uses or the stated desire for maintaining the natural environment. [7.2]

9.I.3. The County shall assure the removal of biomass and other commercial forest products is done under resource management planning and does not conflict with surrounding land uses or the state desire for maintaining the natural environment. [12/30]

## Soils

GOAL 9.J: To promote the conservation of soils as a valuable natural resource.

## Policies

9.J.1. The County shall support and encourage existing special district, state, and federal soil conservation and restoration programs. [1.2]

9.J.2. The County shall require slope analysis maps during the environmental review process or at the first available opportunity of project review to judge future grading activity, building location impacts, and road construction impacts. [1.3]

## Geology



Goal 9.K: To minimize the loss of life, injury, and property damage due to seismic and geological hazards. [8.A]

## Policies

9.K.1. The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche). [8.A.1.]

9.K.2. The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist. [8.A.2.]

9.K.3. The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions. [8.A.3.]

9.K.4. The County shall ensure that areas of slope instability are adequately investigated and that any development in these areas incorporates appropriate design provisions to prevent landsliding. [8.A.4.]

9.K.5. In landslide hazard areas, the County shall prohibit avoidable alteration of land in a manner that could increase the hazard, including concentration of water through drainage, irrigation, or septic systems; removal of vegetative cover; and steepening of slopes and undercutting the bases of slopes. [8.A.5.]

9.K.6. The County shall require the preparation of drainage plans for development in hillside areas that direct runoff and drainage away from unstable slopes. [8.A.6.]

9.K.7. In areas subject to severe groundshaking, the County shall require that new structures intended for human occupancy be designed and constructed to minimize risk to the safety of occupants. [8.A.7.]

9.K.8. The County shall continue to support scientific geologic investigations which refine, enlarge, and improve the body of knowledge on active fault zones, unstable areas, severe groundshaking, avalanche potential, and other hazardous conditions in Placer County. [8.A.8.]

9.K.9. The County shall require that the location and/or design of any new buildings, facilities, or other development in areas subject to earthquake activity minimize exposure

to danger from fault rupture or creep. [8.A.9.]

9.K.10. The County shall require that new structures permitted in areas of high liquefaction potential be sited, designed, and constructed to minimize the dangers from damage due to earthquake-induced liquefaction. [8.A.10.]

9.K.11. The County shall limit development in areas of steep (in excess of 30%) or unstable slopes to minimize hazards caused by landslides or liquefaction [8.A.11., 2/9]

9.K.12. The County shall require septic leachfields and drainage plans during the environmental review process to direct runoff and drainage away from steep and/or unstable slopes. [1.3]

## Air Quality

Goal 9.L: To minimize particulate and non-particulate air pollution and protect the public's health.

9.L.1. The County shall limit wood stoves in new construction or renovations to EPA-certified wood stoves or fireplace inserts.

9.L.2. The County shall encourage lesser-polluting forms of heating such as pellet stoves, active and passive solar heat, natural gas, or heat pumps.

9.L.3. The County shall encourage the Air Pollution Control District to establish a buy-back program for older, non-certified wood burning stoves.

9.L.4. The County shall discourage open burning of leaves (except leaves still attached to branches).

9.L.5. The County shall encourage reuse or alternative disposal of brush and wood, including use as firewood, chipping followed by the use as mulch, compost, or biomass.

9.L.6. In new residential construction, the County shall encourage installation of electrical power to accommodate recharging of electric vehicles.

9.L.7. The County shall encourage (through elimination of building code barriers, where possible) alternative energy-efficient housing.

9.L.8. The County shall encourage public education programs relative to the use of methods other than outdoor burning for disposal of leaves and vegetative material and use

of fuel efficient wood stoves.

## IMPLEMENTATION PROGRAMS

### General

1. Review development projects for compliance with the goals, policies, and specific discussions contained in the Natural Resources Section and throughout the Plan.

Responsible Agency/Department: Land Development Departments/Meadow Vista MAC/  
Planning Commission/Board of Supervisors

Time frame: Ongoing

Funding: Application fees

### Vegetation

2. A mitigation monitoring plan for a minimum of two years shall be required for all oak tree replacement areas proposed as part of land development projects to ensure an 80% success ratio of all new plantings. Revegetation plans shall focus on creating habitat in addition to replacing trees.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

3. Site specific wetlands delineation surveys utilizing Army Corps of Engineers' criteria shall be required for all new development proposals. All development proposals involving wetlands shall be coordinated with the Department of Fish and Game, Army Corps of Engineers, and U.S. Fish and Wildlife Service. To ensure that a no-net-loss policy is maintained.

Responsible Agency/Department: Planning Department/Trustee Agencies

Time Frame: On-going

Funding: Permit Fees

4. A minimum 100' non-development setback from the centerline of all perennial streams, and a minimum 50' setback from the centerline of intermittent streams, or the outermost limits of the future, fully developed 100-year floodplain, whichever is greater, are required for all new development projects. These areas shall include all riparian vegetation and shall preclude all structures, including pools, spas, gazebos, decks etc., non-native landscaping, tree removal, night lighting, fencing interfering with significant wildlife corridors, and grading. In addition, deed restrictions in the form of easements shall be placed on these setback areas to protect them in perpetuity.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

5. Implement the Stream Management Guidelines (adopted, 1992) and a wetland banking program when adopted.

Responsible Agency/Department: Department of Public Works/Planning Department/  
Department of Fish & Game/U.S. Army Corps of Engineers

Time frame: Ongoing

Funding: General Fund/Mitigation fees

6. During the review of future development proposals, require site-specific field surveys wherever the habitat of special-status plant or animal species is known to exist. Said surveys should be conducted by qualified professionals and a report prepared evaluating the site's vegetative and wildlife values.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

7. Maintain large parcel sizes to minimize the fragmentation of oak woodlands, wetlands, and other plant and animal habitats, etc.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

8. Maintain large parcel zoning for agricultural uses to protect existing grazing lands.

Responsible Agency/Department: Planning Department

Time frame: As a part of the A/BCP update

Funding: General Fund

9. Assist the Resource Conservation District and California Department of Forestry and Fire Protection in implementing their Meadow Vista Area Resource Plan. Assistance could be in the form of distribution of the Area Resource Plan or summary brochures and other methods to educate the public on managing the forest in the Meadow Vista area.

Responsible Agency/Department: Planning Department

Time frame: Ongoing

Funding: General Fund

## Water Resources

9. In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices.

Responsible Agency/Department: Flood Control District/Resource Conservation District/  
Planning Department/Open Space Committee

Time Frame: FY 95-96

Funding: General Fund

10. The County shall inform the public and prospective developers about those sections of

the *California Fish and Game Code* that apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material. This shall be done through distribution of educational materials with building permits and as a part of project review.

Responsible Agency/Department: Planning Department/Building Department

Time Frame: Ongoing

Funding: Permit fees

11. As funding permits, the Division of Environmental Health will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered.

Responsible Agency/Department: Division of Environmental Health

Time frame: As funding permits

Funding: Permit fees

12. In compliance with the Uniform Plumbing Code, Section 1001, in areas of potential groundwater contamination (such as heavily fertilized agriculture), the County will seek to require bacteriological, and in appropriate instances chemical, analyses of well water prior to building permit issuance.

Responsible Agency/Department: Division of Environmental Health

Time frame: Ongoing

Funding: Permit fees

13. Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features.

Responsible Agency/Department: Planning Department/Department of Public Works/  
Division of Environmental Health/Board of Supervisors

Time frame: Ongoing

Funding: General Fund

14. Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels.

Responsible Agency/Department: Planning Department/Resource Conservation District/  
Department of Public Works/Placer County Flood Control and Water Conservation  
District

Time frame: 1995

Funding: General Fund

15. Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

Responsible Agency/Department: Department of Public Works/Placer County Flood  
Control and Water Conservation District/Division of Environmental Health

Time frame: Ongoing

Funding: General Fund

## Fish & Wildlife

16. Prior to approval of discretionary development permits involving parcels within a significant ecological resource area, the County shall require, as part of the environmental review process, a biotic resources evaluation of the sites by a wildlife biologist, the evaluation shall be based upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants or animals. Such evaluation will consider the potential for significant impact on these resources, and will identify feasible measures to mitigate such impacts or indicate why mitigation is not feasible. In approving any such discretionary development permit, the decision making body shall determined the feasibility of the identified mitigation measures.

Significant ecological resource areas shall, at a minimum, include the following:

a. Wetland areas including vernal pools.

b. Stream environment zones.

c. Any habitat for rare, threatened or endangered animals or plants.

d. Critical deer winter ranges (winter and summer), migratory routes and fawning habitat.

e. Large areas of non-fragmented natural habitat, including Sugar Pine stands, Blue Oak Woodlands, Mixed Conifer Forests, Valley Oak stands, Valley Foothill Riparian, vernal pool habitat.

f. Identifiable wildlife movement zones, including but not limited to, nonfragmented stream environment zones, avian and mammalian migratory routes, and known concentration areas of waterfowl within the Pacific Flyway.

g. Important spawning areas for anadromous fish. [6.C.11.]

Responsible Agency/Department: Planning Department

Time frame: Ongoing

Funding: Application fees

17. Designate parcels of 2.5 to 5 acres or larger in open woodland areas.

Responsible Agency/Department: Planning Department

Time frame: As a part of the MVCP update

Funding: General Fund

18. Make the public aware of the sections of the Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material through educational materials distributed with building permits and as a part of project review.

Responsible Agency/Department: Planning Department/Department of Public Works

Time frame: Ongoing

Funding: General Fund



19. Include mitigation measures for new development projects adopted pursuant to the Department of Fish and Game's Streambed Alteration Agreements and permits issued under Section 404 of the Federal Clean Water Act.

Responsible Agency/Department: Development Review Committee

Time Frame: On-going

Funding: Permit Fees

Open Space

20. Encourage PUDs where appropriate as a tool to preserve environmentally sensitive open space areas.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: Permit Fees

21. Use specific zoning classification to implement appropriate land use development criteria including minimum parcel size, setbacks, height restrictions, maximum lot coverage and limitations on the use of land.

Responsible Agency/Department: Planning Department

Time frame: As part of the MVCP update

Funding: General Fund

22. Require appropriate conditions of approval to provide open space where appropriate as a component of the land development review procedure.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

23. Require dedication of open space easements where appropriate within development

projects to preserve and protect open space resources.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

24. Adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees where appropriate to provide and maintain open space consistent with the park standard requiring five acres of passive park land for every 1000 persons. The existing park land dedication standard of 5 acres per 1000 people (for active recreation only) shall remain until a revised ordinance is adopted.

Responsible Agency/Department: Planning Department/County Parks Department

Time frame: 1995/96

Funding: General Fund

25. Require the preparation of a reclamation plan for all surface mining operations to assure land use conflicts are minimized, to protect the natural environment, and to achieve other requirements as specified in Zoning Ordinance Section 15.780, Surface Mining and Reclamation.

Responsible Agency: Planning Department

Time frame: Ongoing

Funding: Permit fees/plan review fees

Soils

25. During the review of private development projects, site specific studies shall be prepared including soil reports, slope analysis, grading plans, and erosion control and rehabilitation plans during environmental review, or at the first available opportunity, as needed.

Responsible Agency/Department: Development Review Committee

Time Frame: On-going

Funding: Permit Fees/Plan Review Fees

26. Through environmental review and project approval, avoid development on highly erosive soils and slopes over 15%, if possible. Where development does occur in these areas, require the application of BMPs.

Responsible Agency/Department: Development Review Committee

Time frame: Ongoing

Funding: Permit fees

27. Desirable development densities on steep slopes are large-lot rural residential uses (5+ acres), or higher densities (PUDs) clustered to avoid impact areas.

Responsible Agency/Department: Planning Department

Time frame: As part of the MVCP update

Funding: General Fund

28. Continue the program of monitoring mitigation measures that relate to accelerated erosion and attendant problems. Arrange with public agencies and/or acceptable consultants to assist in implementing the mitigation monitoring program.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit fees

29. Require Best Management Practices of the Placer County Resource Conservation District and the USDA Soil Conservation Service through developer participation, discretionary fees, general fund monies, etc.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit Fees/General Fund

## Geology

30. Require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., groundshaking, landslides, liquefaction, critically expansive soils).

Responsible Agency/Department: Department of Public Works

Time Frame: On-going

Funding: Permit Fees/Plan Review Fees

31. Continue to enforce the Placer County Grading Ordinance to ensure that areas of slope instability are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.

Responsible Agency/Department: Department of Public Works

Time Frame: On-going

Funding: Permit Fees/Plan Review Fees

32. Require the preparation of drainage plans that direct runoff and drainage away from unstable slopes for construction in hillside areas.

Responsible Agency/Department: Department of Public Works

Time Frame: On-going

Funding: Permit Fees/Plan Review Fees

33. Enforce the Uniform Building Code for seismic concerns, including masonry building design requirements.

Responsible Agency/Department: Building Department

Time frame: Ongoing

Funding: Permit fees

## Air Quality

34. Opportunities exist during discretionary project review to analyze air quality impacts and apply appropriate mitigation measures in compliance with PCAPCD's 1991 Air Quality Attainment Plan. In order to ensure that the requirement of an air quality analysis and application of mitigation measures are consistently applied to projects with significant air quality impacts, the APCD has established project size/type thresholds. Development projects with air quality impacts below the threshold limit will not be required to produce an air quality analysis, however the project will be subject to APCD's standard project conditions.

Responsible Agency/Department: Air Pollution Control District

Time Frame: On-going

Funding: Permit Fees

35. Apply mitigation measures during the review of projects from a list developed by the APCD. The list includes measures related to project design/construction, traffic flow improvements, public/private trip reduction programs, parking, ridesharing, telecommunications, alternative transportation, transit, and bicycle/pedestrian use.

Responsible Agency/Department: Air Pollution Control District

Time Frame: On-going

Funding: Permit Fees and AB2766 Fees

36. Review development project proposals for compliance with the County's Trip Reduction Ordinance.

Responsible Agency/Department: Department of Public Works

Time frame: Ongoing

Funding: Permit fees

### III. DISCUSSION

#### 1. Vegetation

##### 1.1 Sensitive Natural Communities and Wildlife

###### Habitats

The term "sensitive natural community" refers to those communities that are regionally diverse, are uncommon, or have been identified as a sensitive resource issue by local, state, or federal agencies. In the Plan area, riparian and stream habitat, valley oak woodland, and wetlands are considered sensitive natural communities. These sensitive natural communities are given special consideration because they provide important ecological functions, including providing water quality maintenance, streambank stabilization, and essential habitat for wildlife and fisheries resources (the Plan's EIR contains information about specific species of wildlife and fish within the Plan area). Additionally, because of development activities, the distribution of these plant communities is limited locally and throughout California (compared to historical distribution). For these reasons, sensitive natural communities are

afforded special protection or consideration under federal, state, and county laws and policies.

1.1.1 Wetlands (Wetlands include a variety of communities that are characterized by hydrophytic vegetation [water-loving plants], hydric soils, and wetland hydrology.)

Natural wet meadows and artificially created wetlands and ponds occur throughout the Plan area (Figure 9.1). Wetland communities located in the Plan area include marshes, wet meadows, ponds, and seasonal wetlands. These plant communities generally include a combination of such species as cattail, spike rush, rush, sedge, pond weed, curly dock, common streamside monkeyflower, creeping wildrye, fescue, and deer grass.

Policies contained in the Plan state that avoidance and protection of wetlands should be a first priority, and where avoidance is not possible, wetland disturbance should be mitigated with in-kind, on-site resources.

Figure 9.1 (Vegetation and Wetlands Map)

Figure 9.2 (Water Resources)

When on-site mitigation is not feasible, the County has determined that "mitigation shall occur at designated wetland mitigation bank sites once a wetland mitigation banking

program has been established." In addition, Plan policies strive to reduce degradation of wetlands by either prohibiting or limiting the effects of disposal of trash or toxic fluids, alteration or development of surrounding watersheds that sustain seasonal runoff to wetlands, and improper use of motorized or non-motorized vehicles in wetland areas.

### 1.1.2 Riparian and Stream Habitat

Riparian communities develop in areas with high water tables or areas that support seasonal or perennial surface water. In the Plan area, riparian communities occur along perennial and seasonal streams, ponds, low-lying swales in irrigated pastureland, and the shore of Lake Combie. Based on limited field observations, the highest quality (i.e., multilayered vegetation) riparian habitat appears to occur along Wooley Creek and a tributary of Wooley Creek that runs parallel to Placer Hills Road.

Mixed riparian forest and willow scrub are the primary types of riparian communities identified in the Plan area. Riparian communities that occur along streams in the Plan area are presented in Figure 9.2.

### 1.1.3 Valley Oak Woodland

Valley oak woodland occurs as narrow bands along drainages and as clusters in drainage floodplains in the Plan area (Figure 9.1). In some regions of the Plan area, valley oak woodland would be characterized more appropriately as a valley oak riparian habitat based on its location along drainages. Examples of this sensitive community in the Plan area occur just north of Lake Arthur and at the southwest corner of the Volley Road/ Combie Road intersection.

Valley oak woodland is dominated by large valley oaks and sometimes contains interspersed interior live oak. The understory is dominated by annual grassland species or perennial pasture grasses. Valley oak woodland is considered a sensitive natural community because it is locally and regionally uncommon.

Under the Placer County Tree Ordinance, all native trees (with the exception of Foothill [Digger] Pines) are considered important resources and are therefore covered under the ordinance ( i.e., a tree permit and mitigation may be required by the County for removal of native trees from these communities).

## 1.2 Common Natural Communities

Common natural communities are native or naturalized habitats that have not been altered by farming or other extreme land disturbance. Common natural communities that occur in the Plan area include yellow pine forest, foothill woodland, mixed chaparral, and

grassland (Figure 9.1). A complete description of these common natural communities is contained in the Plan's EIR. These communities are common in the region and throughout northern California and are therefore not considered sensitive. However, yellow pine forest and foothill woodland, are considered important resources by Placer County and are therefore covered under the Placer County Tree Protection Ordinance.

## 2. Water Resources

Seasonal and perennial streams and drainages located in the Plan area are shown in Figure 9.2. Protecting these waterways from any disturbance will also protect water quality, wildlife, and riparian vegetation for future generations to enjoy and appreciate. Thus, the Plan includes policies which require new development to be setback a minimum 100' from the centerline of perennial streams, and 50' from seasonal streams or the outermost limits of the 100-year floodplain.

In addition, approximately 102 acres have been included in the Riparian Drainage land use designation designed to identify the major riparian creek corridors located in the Plan area.

## 3. Special-Status Plant and Wildlife Species

Special-status species are plants and animals legally protected under the state and federal Endangered Species Acts (ESAs) or other regulations and species considered sufficiently rare by the scientific community to qualify for such listing. The Plan's policies and implementation programs require the protection of these species and their habitat by means of identification and avoidance.

### 3.1 Special-Status Plants

Based on a review of existing environmental documents and the Department of Fish and Game's (DFG) Natural Diversity Data Base (NDDC) (1994), one special-status plant population (Sanborn's onion) has been reported in the Plan area. Sanborn's onion was located on the Winchester project site during a 1982 survey conducted for the Winchester development project. This species is considered rare but not endangered by the California Native Plant Society (CNPS) (List 4). No other special-status plants have been reported in the Plan area. However, because DFG is continually adding new locations into the NDDC and because the Plan area has not been fully surveyed, other as-yet undiscovered special-status plant populations probably occur in the Plan area.

According to CNP's Inventory of Rare and Endangered Vascular Plants of California (Skinner and Pavlik 1994), 36 special-status plants have the potential to occur in Placer County. Of these plants, 22 species have a low to high potential to occur in the Plan area.



This assessment is based on the presence of potentially suitable habitat in the Plan area and distribution information on special-status plants in the region.

### 3.2 Special-Status Wildlife

Based on a review of DFG's NDDDB (1994), no special-status wildlife species have been reported in the Plan area. However, intensive special-status wildlife species surveys have not been conducted in the Plan area; therefore, undiscovered special-status wildlife species could be present.

Based on known habitat requirements and distributions, 10 special-status wildlife species occur in the general region of the Plan area, but suitable or potential habitat exists for only five of these species (i.e., valley elderberry longhorn beetle [VELB], northwestern pond turtle, California horned lizard, Cooper's hawk, and yellow warbler). Suitable habitat (elderberries) for VELB has been identified in the Winchester project area.

### 4. Open Space

Open Space is any parcel or area of land or water essentially unimproved and/or designated for any of the following open space uses defined in Section 65560 of the Government Code: Open space for the preservation of natural resources; open space for the management and production of resources; open space for outdoor recreation, and; open space for health and safety. In addition, open space can be used to protect outstanding scenic and historic areas.

Meadow Vista contains a significant open space resource that is currently used for a variety of purposes, including agriculture, recreation, mineral resource extraction, and resource preservation. This Plan recognizes that open space is needed to create a sense of well being and a high quality of life. In order to use open space in community design, it must first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety.

Projects which can provide the greatest amount of benefit (i.e. broadest range of open space amenities) should be highest on the priority list for acquisition and development. Open space lands can be protected through a variety of measures available to Placer County which can be used to regulate the use of both public and private land. One such measure is Placer County's Planned Residential Development (PD) section of the Zoning Ordinance. PD projects are required to dedicate a minimum of 20% of the site to open space. Open space in PDs is more broadly defined to include common areas, recreation improvement (both public and any owned by a homeowners' association), areas transferred to public or non-profit land trusts for the preservation of environmental,

cultural, or historical resources, and other areas subject to easements created by the PD that restrict residential development and which are left as open space or recreational land. Open space does not include roads, or undeveloped portions of subdivision lots held in the ownership of private individuals.

#### 4.1 Preservation of Natural Resources

The primary focus of management for open space lands in this category is on preservation rather than resource production. These areas include land and water resources providing habitat for fish and wildlife species. The Plan's policies include establishment of nondevelopment setback buffers along the Plan area's perennial and intermittent streams and water bodies to protect these environmentally sensitive areas from development encroachment. In addition, Plan policies require the identification and avoidance, if possible, of other environmentally sensitive areas. Where avoidance is not possible, the Plan requires mitigation.

#### 4.2 Management and Production of Resources

This classification includes significant sand and gravel or mineral extraction sites. These types of land are generally committed to long-term management for production of natural resources.

Areas along the Bear River and Lake Combie contain extensive high quality mineral resources; both hard rock, and silt, sand and gravel. These mineral resources have been mined in the area since 1946 by the Joe Chevreux Company. The mineral resources in this area are of significant economic importance to Placer County. Therefore, much of the area is maintained as open space through placement of land use restrictions on property with the mineral resources, and on adjacent and nearby properties to acknowledge the existence of mineral resources and to put landowners on notice that mining is occurring on an on-going basis or will occur in the future.

#### 4.3 Outdoor Recreation

This open space category recognizes public parklands, namely Meadow Vista's parks and public school properties. Also included are open space areas along major County roadways which provide a scenic drive and trail corridors.

#### 4.4 Public Health and Safety

These open space areas include public agency water reservoirs, flood plains, and open

space area along major County roadways which provide mitigation to some degree, for traffic noise.

## 5. Soils

Soil is defined as the aggregate of weathered minerals and decaying organic matter which covers the earth in a thin layer. Population pressures and a shrinking land base make knowledge of the potential and limitations of soil mandatory for all planning activities.

### 5.1 Soil Survey

According to the U.S.D.A. Soil Conservation Service (SCS) soils in the Meadow Vista community are within the Class VI Soil Region, meaning that the land is generally not suitable for cultivation but is best adapted to pasture woodland, or wildlife habitat. The reason for this is that there is a predominance of steep slopes, susceptibility to erosion, shallow soils and other unfavorable conditions. The SCS has also placed the Meadow Vista area into the Nevns-Boomer-Sites mapping unit.

Soil of this region have undergone considerable erosion, particularly in the localities of the softer granite rocks, although the streams are deeply entrenched and very little recently deposited alluvium is present. The bulk of the soils are shallow with scattered amounts of clay loam, stoney clay loam and stoney loam. All of these generally display a low degree of porosity.

### 5.2 Erosion

Erosion is the gradual wearing away of soil. The degree to which erosion occurs depends on soil type, topography, climate, land use and vegetation. If an area experiences high intensity rainfall with precipitation rates in excess of the infiltration capacity of the soil this will produce large amounts of overland flow which will cause more erosion than gentle rains. Steep slopes cause runoff to move at a high velocity and thus produce greater erosion rates than gentle slopes. Vegetation growth will decrease the erosion rate since it reduces raindrop impact and puddling of the soil surface, along with helping to hold the soil together by its root system. Care should be taken to ensure that land is not overgrazed since this can be a primary source of erosion along with the use of off-road vehicles and cultivation of the soil.

## 6. Geology

The geologic units in the Meadow Vista area consist predominantly of metamorphic rocks common to the "Mother Lode Belt" of the Sierra Nevada foothills. A circular mass of granitic rock occurs at Sugar Pine Mountain.

## 6.1 Metamorphic Rocks

Metamorphic rocks in the area originally were deposited as volcanic lava flows, volcanic ash falls (tuffs), and sedimentary rocks. They were compressed, hardened, and tilted on edge due to great forces in the earth acting over long periods of time to create the present metavolcanic and metasedimentary rock units.

Metavolcanic rocks are generally massive and show no bedding structure, although they are intensely fractured by joints. The rock is iron-rich and produces thin, dark red, iron rich soil. In areas where weathering has not penetrated deeply the material may be suitable for quarrying and crushing for road base and aggregate.

Metatuffs (volcanic ash falls), which occur in the immediate vicinity of Meadow Vista, are platy, thinly bedded, intensely fractured and deeply weathered. The bedding trends nearly north-south and is vertical. In open cuts the unit is highly susceptible to raveling and shallow slips along bedding and fracture planes. Soil formed on the unit ranges from 1.5 to 3 feet thick, generally is light orange and composed mostly of clay and small rock chips. Soil permeability appears to be very low.

Metasedimentary rocks occur about  $\frac{1}{4}$  mile east of Meadow Vista in a band parallel to I-80. Mostly the rocks are soft, intensely jointed metashales and metasandstones with scattered hard ribs of black slate. Soil thickness and nature varies with the underlying parent rock. The units are susceptible to raveling and shallow slips along fracture planes in open cuts.

## 6.2 Granitic Rocks

Granitic rocks of the granodiorite variety occur at Sugar Pine Mountain over a 3-mile circular area extending from  $\frac{1}{4}$  mile to  $3\frac{1}{4}$  miles west of Meadow Vista. Mostly the rock is moderately weathered at the surface, therefore is a limited source of decomposed granite. Outcrops occur extensively on steep slopes which may limit septic tank disposal in those areas. The moderately weathered material is relatively stable in steep cuts. Decomposed granitic rock is susceptible to slumping and gullying from runoff over steep cut slopes.

## 6.3 Slope

Slope is a term used to describe the degree of vertical rise of fall of a hill or mountain. It is a major factor in the planning process as it relates to access and suitability of building sites.

Meadow Vista, located in the Sierra Nevada foothills, has a significant percentage of its

lands with steep slopes. Figure 9.3 illustrates the topographic features of the community. The Plan area is characterized by long, narrow valleys with moderate to steep sloping hillsides. These features reflect the foothill-type topography in which Meadow Vista is located.

The majority of the existing residential development in Meadow Vista has taken place on the flat or gently sloping areas of the terrain. Development on steep slopes (in excess of 30%) should be discouraged as much as possible so as to prevent excessive road grades, cuts and fills and attendant environmental problems.

## 7. Air Quality

The Placer County Air Pollution Control District (APCD) is responsible for air quality in the Meadow Vista area, which is within the boundaries of the Sacramento Valley Air Basin. The Sacramento Valley Air Basin portion of Placer County is non-attainment for both the state and federal ozone standards. In addition, this area is non-attainment for the state particulate matter standard.

The two pollutants listed above are of concern in this area. The ozone problem is a regional one resulting from mainly mobile source emissions. These pollutants are precursors to the formation of ozone. Particulate emissions are mainly a result of human activities such as urban construction, backyard burning and woodstove smoke.

Since this area has a tremendous amount of vegetative material, smoke from open burning may be a problem. Widespread open burning is used to dispose of this material. Open burning can cause minor nuisance problems for residents in the area. Also, many residents burn wood in order to heat their homes. The smoke from woodburning devices, like open burning, increases particulate emissions in the area. But unlike open burning, woodstove smoke is created primarily in the evenings. During this time, warm air aloft holds in cold air below creating an inversion where all ground based pollution is trapped. Since no particulate monitoring has been done in this area, it is unknown whether or not there are exceedences of the federal or state particulate air quality standards.

In summary woodburning and open burning are the primary concerns which are of importance in the Meadow Vista area, with an increase in vehicular emissions being secondary.

Figure 9.3 (Slope Map)

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## Meadow Vista Community Plan Section 10: Implementation

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## 1. Summary

The Meadow Vista Community Plan will be implemented in a variety of ways. As explained below, zoning and other County land use regulations are major tools for Plan implementation. In addition, the implementation programs listed throughout the Plan will be utilized as guidelines to assist with ongoing project review and approval process.

While most of these implementation programs will simply be used as aids during development review once the Plan is adopted, some implementation programs will require the adoption of subsequent ordinances, regulations, and/or guidelines to address various aspects of the development process. A summary of the implementation programs requiring subsequent action follows:

- The County shall identify and formally designate and adopt a system of scenic routes. (Land Use, No. 8)

- The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings. (Population and Housing, No. 10)

- The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the

units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent. (Population and Housing, No. 11)

- The County will adopt an ordinance or resolution waiving 50 percent of the development related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households. (Population and Housing, No. 12)

- The County will adopt a mobile home park conversion ordinance. Such an ordinance shall (a) discourage the permanent loss of mobile homes, (b) provide long-term notice to tenants prior to conversion, (c) provide options for tenant purchase, (d) shall require relocation assistance for households displaced when such a conversion is approved, and (e) conform to other applicable provisions of State Law. (Population and Housing, No. 13)

- Prepare and adopt an ordinance implementing traffic mitigation fees for the Roadway Capital Improvement Program. (Transportation and Circulation, No. 2)

- Revise road improvement and right-of-way dedication requirements for land development projects within the Plan area. (Transportation and Circulation, No. 3)

- Pursue other sources of funding for transportation improvements. (Transportation and Circulation, No. 7)

- The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. (Public Facilities and Services, No. 2)

- The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels. (Public Facilities and Services, No. 3)

- The County should prepare a capital improvement program (CIP) or area facilities plan and update it annually. (Public Facilities and Services, No. 4)

- The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors.

The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground. (Public Facilities and Services, No. 6)



- The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. (Public Facilities and Services, No. 6)
- The County shall adopt fee schedules for new development to fund needed public facilities and services. (Public Facilities and Services, No. 8)
- The County shall work with local water purveyors and others to adopt and implement a water availability monitoring program (Public Facilities and Services, No. 9).
- Initiation and implementation by the Health Department of an education and enforcement program leading to the replacement of canal-served water supplies with safe water sources. (Public Facilities and Services, No. 12)
- Undertake more precise studies of areas identified as being in need of community sewer service. (Public Facilities and Services, No. 22)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District. (Public Facilities and Services, No. 27)
- The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs. (Public Facilities and Services, No. 28)
- The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality. (Public Facilities and Services, No. 29)
- The County shall work with local, state, and federal agencies to complete a comprehensive inventory of all parks and recreation areas and services in the county and to identify other areas suitable for park acquisition and development. The County shall consider preparation of a County park and recreation master plan to provide a policy framework for independent implementation by the cooperating agencies. (Recreation, No.2)
- The County will prepare a revised park land dedication ordinance which addresses the Auburn Area Recreation and Park District (ARD) standard of 10 acres per 1,000 people established by this Plan. The existing park land dedication standard of 5 acres per 1,000

people shall remain in effect until a revised ordinance is adopted. (Recreation, No. 3)

- The County shall prepare, adopt, and implement procedures for review and approval of all County-permitted projects involving ground disturbance and all building and/or demolition permits that will affect buildings, structures, or objects 45 years of age or older. (Cultural Resources, No. 2)

- The County shall develop preservation incentive programs for owners of important cultural and paleontological resources, using such mechanisms as the Mills Act, the Historic Preservation Easement program, the Certified Local Government program, and the Heritage Tourism program. (Cultural Resources, No. 3)

- The County shall establish a formal Placer County Register of Historical Properties to facilitate preservation of the locally-significant historical properties that do not qualify for State or Federal listings. (Cultural Resources, No. 4)

- The County shall consider pursuing the cultural resource management programs identified on Page 96 of the Plan and shall explore possible funding sources to support these programs. (Cultural Resources, No. 5)

- Hire a Cultural Resources Officer. (Cultural Resources, No. 12)

- In consultation with the Placer County Flood Control District, cities in the county, and downstream counties, the County shall develop guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily. These guidelines should also ensure that maintenance is scheduled to minimize disruption of wildlife breeding practices. (Natural Resources, No. 9)

- As funding permits, the Division of Environmental Health will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered. (Natural Resources, No. 11)

- Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals, and significant water features. (Natural Resources, No. 13)

- Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels. (Natural Resources, No. 14)

- Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality. (Natural Resources, No. 15)

- Adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees where appropriate to provide and maintain open space consistent with the park standard requiring five acres of passive park land for every 1,000 persons. The existing park land dedication standard of 5 acres per 1,000 people (for active recreation only) shall remain until a revised ordinance is adopted. (Natural Resources, No.24)

In order to track the implementation of the Plan, the rate of build-out of the area, and to ensure that deficiencies or changes are noted, it shall be a policy of the County to provide an annual report on the Plan to the Planning Commission and Board of Supervisors.

Responsible Agency: Planning Department

Time Frame: Annually

Funding: General Fund

## 2. Zoning and Land Use Regulations

The Community Plan is the policy framework and plan of action for the area and the zoning regulations are a major tool to effectuate the Plan. The County can guide and control development within the Plan boundaries through the enforcement of Zoning Ordinance provisions such as minimum lot sizes, structural setbacks, design criteria, etc. Precise zone district designations are included as a part of the Community Plan process, and they are important to the future development of the area. Whereas the Community Plan land use designations provide for a range of residential densities or a general category of commercial or industrial uses, the implementing zone district specifies a minimum lot size (or maximum residential density) or a more definitive type of commercial or industrial enterprise that may be allowed.

The Placer County Zoning Ordinance provides the precise standards, regulations, process requirements and development criteria which will have the greatest impact upon the eventual build-out of the Plan. Other Placer County land use regulations which will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Design Review Guidelines, the Landscape Guidelines, the Flood Damage Prevention Ordinance, the Uniform Building Code, Surface Mining and Reclamation

regulations, and numerous other rules adopted to protect public health and safety, and promote the general welfare of the County.

### 3. Relationship to the Placer County General Plan and Related Functional Plans

The Placer County General Plan, originally adopted in 1967, was recently updated to address existing conditions and trends in Placer County and to revise the overall framework for the goals, policies, implementation programs, and land use and circulation plan diagrams for Placer County. The updated Placer County General Plan was adopted by the Board of Supervisors on August 16, 1994.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address approximately 20 different planning areas throughout the County. The Meadow Vista Community Plan is the most recent of these plans and is an update of the earlier Meadow Vista/West Applegate General Plan (1974). The adoption of the Meadow Vista Community Plan signals its incorporation into the Placer County General Plan as the primary policy document for the area previously defined as the Meadow Vista/West Applegate General Plan area.

#### 3.1 Placer County Regional Transportation Plan

The Meadow Vista Community Plan is consistent with the Regional Transportation Plan (RTP) as it furthers the goals and policies of the RTP. When funding sources are secured for the Capital Improvement Program, improvements will be included in subsequent RTPs on a priority basis.

#### 3.2 Solid Waste Management Plan (Adopted 1989)

The Meadow Vista Community Plan is consistent with the projections contained within the 1989 Placer County Solid Waste Management Plan in that it does not provide for residential, commercial or industrial growth beyond that anticipated by that Solid Waste Plan. Projections regarding the lifespan of the County's waste disposal facilities as discussed in the 1989 Plan remain unchanged with the adoption of the Meadow Vista Community Plan. The County is in the process of preparing an Integrated Waste Management Plan to be adopted approximately March 1996.

#### 3.3 Air Quality Attainment Plan

Placer County Air Pollution Control District's (PCAPCD) 1991 Air Quality Attainment Plan contains several strategies for bringing Placer County into compliance with the California ambient ozone standards, such as reducing emissions from both stationary and

mobile sources. The Meadow Vista Community Plan was prepared in conformance with the Air Quality Attainment Plan and contains reference to the Air Quality Attainment Plan and provides support to PCAPCD and regional efforts to achieve clean air.

### 3.4 Hazardous Waste Management Plan

The Placer County Hazardous Waste Management Plan was prepared with consideration given to local Community Plans (see pp. 3-5 of the Hazardous Waste Management Plan, March 1988). No special acknowledgement is required herein because the Hazardous Waste Management Plan identified the Meadow Vista area as one which "precludes repository siting" (see page M-11).

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